### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,735,000

# Property offered for sale

d Vic 3184	Address
	Including suburb and
	postcode
	0

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,650,000	&	\$1,750,000
_			

#### Median sale price

Median price	\$2,295,000	Pro	perty Type	House		Suburb	Elwood
Period - From	03/10/2024	to	02/10/2025		Source	Property	/ Data

# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6 Knight St ELWOOD 3184	\$1,795,000	03/09/2025
2	49 Byron St ELWOOD 3184	\$1,638,000	04/07/2025

#### OR

3

15 Hartpury Av ELWOOD 3184

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/10/2025 12:43



18/06/2025



Sam Gamon 03 9531 1245 0425 702 574 samgamon@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price 03/10/2024 - 02/10/2025: \$2,295,000





Property Type: House Land Size: 242 sqm approx

Agent Comments

# Comparable Properties



6 Knight St ELWOOD 3184 (REI)

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2

1

**a** 1

**Price:** \$1,795,000 **Method:** Auction Sale **Date:** 03/09/2025

**Property Type:** House (Res) **Land Size:** 404 sqm approx

**Agent Comments** 



49 Byron St ELWOOD 3184 (REI/VG)

•=

3

**a** 2

**Agent Comments** 

Price: \$1,638,000 Method: Private Sale Date: 04/07/2025 Property Type: House Land Size: 289 sqm approx

15 Hartpury Av ELWOOD 3184 (REI/VG)

3

**—** 

. 1

**6** 

Agent Comments



Price: \$1,735,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House (Res) Land Size: 316 sqm approx

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245





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