

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Daley Street, Elwood Vic 3184

Indicative selling price

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

Range between \$3,600,000 & \$3,800,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 01/01/2025 to 31/12/2025 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	379 Barkly St ELWOOD 3184	\$3,510,000	17/11/2025
2	62 Chaucer St ST KILDA 3182	\$3,900,000	25/10/2025
3	35 Vautier St ELWOOD 3184	\$3,642,500	25/09/2025

OR

~~**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:

28/01/2026 13:53

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4 2 3

Property Type: House (Res)

Land Size: 546 sqm approx

Agent Comments

Indicative Selling Price
\$3,600,000 - \$3,800,000
Median House Price
Year ending December 2025: \$2,250,000

Comparable Properties



379 Barkly St ELWOOD 3184 (REI)

Agent Comments

4 2 4

Price: \$3,510,000

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)

Land Size: 733 sqm approx



62 Chaucer St ST KILDA 3182 (REI)

Agent Comments

4 2 1

Price: \$3,900,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 473 sqm approx



35 Vautier St ELWOOD 3184 (REI/VG)

Agent Comments

3 3 3

Price: \$3,642,500

Method: Private Sale

Date: 25/09/2025

Property Type: House

Land Size: 405 sqm approx

Account - Jellis Craig | P: 03 8644 5500