

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

9 Mccrae Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$2,725,000

Property Type House

Suburb Elwood

Period - From 01/01/2025

to

31/03/2025

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	25 Fawkner St ST KILDA 3182	\$1,525,000	22/02/2025
2	13 Smith St ST KILDA 3182	\$1,610,000	16/11/2024
3	8 Moore St ELWOOD 3184	\$1,510,000	29/10/2024

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:

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Indicative Selling Price
\$1,450,000 - \$1,550,000

Median House Price
March quarter 2025: \$2,725,000



2 1 2

Property Type: House
Land Size: 260 sqm approx
Agent Comments

Comparable Properties



25 Fawkner St ST KILDA 3182 (REI)

Agent Comments

2 1 2

Price: \$1,525,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)



13 Smith St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$1,610,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 260 sqm approx



8 Moore St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$1,510,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: House (Res)
Land Size: 201 sqm approx