

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

76a Spray Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$1,850,000

&

\$1,950,000

Median sale price

Median price

\$1,510,000

Property Type

Townhouse

Suburb

Elwood

Period - From

01/10/2024

to

30/09/2025

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.

	Address of comparable property	Price	Date of sale
1	1/13 Selwyn Av ELWOOD 3184	\$1,840,000	04/09/2025
2	501a St Kilda St ELWOOD 3184	\$1,918,000	16/08/2025
3	3/61a Tennyson St ELWOOD 3184	\$1,885,000	04/06/2025

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:

01/10/2025 15:56

76a Spray Street, Elwood Vic 3184

Jellis Craig | Chisholm & Gamon

Sam Gamon

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median Townhouse Price

01/10/2024 - 30/09/2025: \$1,510,000



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/13 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,840,000

Method: Private Sale

Date: 04/09/2025

Property Type: House (Res)



501a St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,918,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



3/61a Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

3 3 2

Price: \$1,885,000

Method: Private Sale

Date: 04/06/2025

Property Type: Townhouse (Single)

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



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