

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

3/2a Vautier Street, Elwood VIC 3184

Indicative selling price

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

Range between \$1,600,000 & \$1,650,000

Median sale price

Median price \$2,190,000 Property Type House Suburb Elwood

Period - From 22/04/2025 to 21/10/2025 Source Cotality™

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

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.

Address of comparable property	Price	Date of sale
1 Phyllis Street Elwood VIC 3184	\$1,620,000	23/07/2025
1D Riddell Parade Elsternwick VIC 3185	\$1,770,000	09/08/2025

This Statement of Information was prepared on:

22/10/2025