

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 37 Vautier Street, Elwood Vic 3184
Including suburb and postcode

Indicative selling price

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

Range between \$2,700,000 & \$2,800,000

Median sale price

Median price \$2,325,000 Property Type House Suburb Elwood
Period - From 01/07/2025 to 30/09/2025 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	10 Meredith St ELWOOD 3184	\$2,800,000	20/08/2025
2			
3			

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:

01/12/2025 11:39

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Indicative Selling Price

\$2,700,000 - \$2,800,000

Median House Price

September quarter 2025: \$2,325,000



4



1



3

Property Type: House

Land Size: 418 sqm approx

Agent Comments

Comparable Properties



10 Meredith St ELWOOD 3184 (REI)



5



3



1

Price: \$2,800,000

Method: Private Sale

Date: 20/08/2025

Property Type: House

Land Size: 382 sqm approx

Agent Comments

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.

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