

# 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

37 Vautier Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

37 Vautier Street, Elwood Vic 3184

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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)

Agent Comments

5 3 1

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 20/08/2025  
**Property Type:** House  
**Land Size:** 382 sqm approx

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