

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

2/38 SPRAY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

12/15 PINE AVENUE ELWOOD VIC 3184	\$411,250	20-Oct-25
4/18 SPRAY STREET ELWOOD VIC 3184	\$420,000	08-Aug-25
5/39 SPRAY STREET ELWOOD VIC 3184	\$427,000	18-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 02 February 2026



**12/15 PINE AVENUE ELWOOD VIC
3184**

Sold Price

\$411,250

Sold Date

20-Oct-25

 1

 1

 1

Distance

0.31km



**4/18 SPRAY STREET ELWOOD VIC
3184**

Sold Price

\$420,000

Sold Date

08-Aug-25

 1

 1

 1

Distance

0.11km



**5/39 SPRAY STREET ELWOOD VIC
3184**

Sold Price

^{RS} **\$427,000**

Sold Date

18-Jan-26

 1

 1

 -

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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