

## 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

1/8 SCOTT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 2025

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2/457 ST KILDA STREET ELWOOD VIC 3184 | \$640,000 | 23-Sep-25 |
| 1/19A DICKENS STREET ELWOOD VIC 3184  | \$650,000 | 19-May-25 |
| 6/4 HARTPURY AVENUE ELWOOD VIC 3184   | \$640,000 | 23-Sep-25 |

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: 24 October 2025

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**2/457 ST KILDA STREET ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup> **\$640,000** <sup>UN</sup>

Sold Date

**23-Sep-25**

2

1

1

Distance

**1.08km****1/19A DICKENS STREET ELWOOD  
VIC 3184**

Sold Price

**\$650,000**

Sold Date

**19-May-25**

2

1

1

Distance

**0.99km****6/4 HARTPURY AVENUE ELWOOD  
VIC 3184**

Sold Price

<sup>RS</sup> **\$640,000** <sup>UN</sup>

Sold Date

**23-Sep-25**

2

1

1

Distance

**0.57km****RS** = Recent sale**UN** = Undisclosed Sale

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