

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

1/96 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,474,000

Property Type Townhouse

Suburb Elwood

Period - From 08/07/2025

to

07/07/2026

Source Property Data

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	1/14 Wilton Gr ELWOOD 3184	\$1,460,000	28/06/2026
2	3 Neptune Pl ST KILDA 3182	\$1,800,000	25/05/2026
3	3/2 Glen Huntly Rd ELWOOD 3184	\$1,545,000	25/03/2026

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:

08/07/2026 14:01

1/96 Addison Street, Elwood Vic 3184

RT Edgar

Michael Martin

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

08/07/2025 - 07/07/2026: \$1,474,000



3 2 2

Property Type: House

Land Size: 146 sqm approx

Agent Comments

Comparable Properties



1/14 Wilton Gr ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Private Sale

Date: 28/06/2026

Property Type: Townhouse (Single)



3 Neptune Pl ST KILDA 3182 (REI)

Agent Comments

3 2 2

Price: \$1,800,000

Method: Private Sale

Date: 25/05/2026

Property Type: Townhouse (Res)



3/2 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,545,000

Method: Private Sale

Date: 25/03/2026

Property Type: Townhouse (Res)

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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