

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 Thackeray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,112,500

Property Type House

Suburb Elwood

Period - From 29/04/2025

to

28/04/2026

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	11 Meredith St ELWOOD 3184	\$1,975,000	28/03/2026
2	5 Hartpury Av ELWOOD 3184	\$1,905,000	05/01/2026
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:

29/04/2026 10:12



3 2 2

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

29/04/2025 - 28/04/2026: \$2,112,500

Comparable Properties



11 Meredith St ELWOOD 3184 (REI)

Agent Comments

3 1 1

Price: \$1,975,000

Method: Sold Before Auction

Date: 28/03/2026

Property Type: House (Res)

Land Size: 309 sqm approx



5 Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 3

Price: \$1,905,000

Method: Private Sale

Date: 05/01/2026

Property Type: House

Land Size: 310 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.