

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

100 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,987,500

Property Type House

Suburb Elwood

Period - From 23/07/2025

to

22/07/2026

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	25 Avoca Av ELWOOD 3184	\$3,100,000	24/05/2026
2	34 Meredith St ELWOOD 3184	\$3,050,000	18/05/2026
3	32 Ruskin St ELWOOD 3184	\$3,190,000	14/04/2026

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:

23/07/2026 11:16

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 4  2  2

Property Type: House (Res)

Land Size: 482 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

23/07/2025 - 22/07/2026: \$1,987,500

Comparable Properties



25 Avoca Av ELWOOD 3184 (REI)

Agent Comments

 4  2  1

Price: \$3,100,000

Method: Private Sale

Date: 24/05/2026

Property Type: House

Land Size: 654 sqm approx



34 Meredith St ELWOOD 3184 (REI)

Agent Comments

 4  2  1

Price: \$3,050,000

Method: Private Sale

Date: 18/05/2026

Property Type: House

Land Size: 334 sqm approx



32 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 4  2  1

Price: \$3,190,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)

Land Size: 403 sqm approx

Account - Jellis Craig Elwood | P: 03 9531 1245