

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

4/9 Clarke Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Elwood

Period - From

08/09/2025

to

07/09/2026

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	5/65 Ormond Rd ELWOOD 3184	\$385,000	19/08/2026
2	2/10 Daley St ELWOOD 3184	\$380,000	13/07/2026
3	3/7 Scott St ELWOOD 3184	\$400,000	30/05/2026

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:

08/09/2026 09:45

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Indicative Selling Price

\$370,000 - \$390,000

Median Unit Price

08/09/2025 - 07/09/2026: \$655,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/65 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 19/08/2026

Property Type: Apartment



2/10 Daley St ELWOOD 3184 (VG)

Agent Comments

2 - -

Only 1 Bedroom. Incorrectly reported as 2 Bedrooms

Price: \$380,000

Method: Sale

Date: 13/07/2026

Property Type: Strata Unit/Flat



3/7 Scott St ELWOOD 3184 (VG)

Agent Comments

- - -

Price: \$400,000

Method: Sale

Date: 30/05/2026

Property Type: Strata Unit/Flat

Account - Jellis Craig Elwood | P: 03 9531 1245