

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

41 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,300,000

&

\$2,450,000

Median sale price

Median price \$2,090,000

Property Type House

Suburb Elwood

Period - From 01/01/2026

to

31/03/2026

Source REIV

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	17 Avoca Av ELWOOD 3184	\$2,325,000	06/04/2026
2	39 Foam St ELWOOD 3184	\$2,310,000	02/04/2026
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:

01/07/2026 17:02

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3 2 1

Property Type: House (Res)
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,450,000
Median House Price
March quarter 2026: \$2,090,000

Comparable Properties



17 Avoca Av ELWOOD 3184 (REI/VG)

Agent Comments

4 2 1

Price: \$2,325,000
Method: Private Sale
Date: 06/04/2026
Property Type: House
Land Size: 350 sqm approx



39 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$2,310,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)
Land Size: 210 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.