

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

7/101 SPRAY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/2 BENDIGO AVENUE ELWOOD VIC 3184	\$655,000	06-Aug-25
8/59 ORMOND ROAD ELWOOD VIC 3184	\$658,000	05-Feb-25
3/59 ORMOND ROAD ELWOOD VIC 3184	\$650,000	24-Nov-24

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 6 months.~~

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1/2 BENDIGO AVENUE ELWOOD VIC 3184

2 1 1

Sold Price

\$655,000

Sold Date **06-Aug-25**

Distance

0.15km



8/59 ORMOND ROAD ELWOOD VIC 3184

2 1 1

Sold Price

\$658,000

Sold Date **05-Feb-25**

Distance

0.05km



3/59 ORMOND ROAD ELWOOD VIC 3184

2 1 1

Sold Price

\$650,000

Sold Date **24-Nov-24**

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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