

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

71 Addison Street, Elwood Vic 3184

Indicative selling price

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

Range between \$3,400,000

&

\$3,700,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Elwood

Period - From 01/04/2026

to

30/06/2026

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	55 Southey St ELWOOD 3184	\$3,375,000	04/03/2026
2	4 Daley St ELWOOD 3184	\$3,700,000	24/02/2026
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:

21/07/2026 16:39

Torsten Kasper
03 9531 1245
0428 454 181
torstenkasper@jellisrcraig.com.au



5 3 3

Property Type: House
Land Size: 589 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,700,000

Median House Price
June quarter 2026: \$2,187,500

Comparable Properties



55 Southey St ELWOOD 3184 (REI)

Agent Comments

6 2 2

Price: \$3,375,000
Method: Private Sale
Date: 04/03/2026
Property Type: House (Res)
Land Size: 694 sqm approx



4 Daley St ELWOOD 3184 (REI/VG)

Agent Comments

4 2 3

Price: \$3,700,000
Method: Private Sale
Date: 24/02/2026
Property Type: House (Res)
Land Size: 557 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.