

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

1/507 ST KILDA 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

\$595,000

&

\$635,000

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

11/47 SPRAY STREET ELWOOD VIC 3184	\$605,000	07-Nov-25
12/47 SPRAY STREET ELWOOD VIC 3184	\$610,000	23-Nov-25
9/26 DOCKER STREET ELWOOD VIC 3184	\$610,000	16-Sep-25

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.~~

This Statement of Information was prepared on: 16 March 2026



11/47 SPRAY STREET ELWOOD VIC 3184 Sold Price

\$605,000 Sold Date **07-Nov-25**

 2  1  1

Distance **0.29km**



12/47 SPRAY STREET ELWOOD VIC 3184 Sold Price

\$610,000 Sold Date **23-Nov-25**

 2  1  1

Distance **0.29km**



9/26 DOCKER STREET ELWOOD VIC 3184 Sold Price

Sold Date **16-Sep-25**

 2  1  1

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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