

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

4/97 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

\$780,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2025

to

30 Apr 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

4/46-48 RUSKIN STREET ELWOOD VIC 3184	790000	20-Feb-26
4/10 ELM AVENUE ELSTERNWICK VIC 3185	790000	19-Mar-26
11/135-137 BRIGHTON ROAD ELWOOD VIC 3184	820000	30-Mar-26

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: 01 May 2026



4/46-48 RUSKIN STREET ELWOOD VIC 3184

Sold Price

790000 Sold Date **20-Feb-26**

 2  1  1

Distance **0.74km**



4/10 ELM AVENUE ELSTERNWICK VIC 3185

Sold Price

^{RS}**790000** ^{UN} Sold Date **19-Mar-26**

 3  1  2

Distance **1.85km**



11/135-137 BRIGHTON ROAD ELWOOD VIC 3184

Sold Price

^{RS}**820000** ^{UN} Sold Date **30-Mar-26**

 3  1  2

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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