

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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2025

to

31 Mar 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

11/135-137 BRIGHTON ROAD ELWOOD VIC 3184	-	30-Mar-26
2/162-164 INKERMAN STREET ST KILDA VIC 3182	-	30-Mar-26
4/10 ELM AVENUE ELSTERNWICK VIC 3185	-	19-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: 15 April 2026


**11/135-137 BRIGHTON ROAD
ELWOOD VIC 3184**
 3  1  2

Sold Price

RS - UN

 Sold Date **30-Mar-26**

 Distance **0.99km**

**2/162-164 INKERMAN STREET ST
KILDA VIC 3182**
 3  1  1

Sold Price

 Sold Date **30-Mar-26**

 Distance **2.08km**

**4/10 ELM AVENUE ELSTERNWICK
VIC 3185**
 3  1  2

Sold Price

 Sold Date **19-Mar-26**

 Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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