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	1/33 Scott Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,700,000 & $1,750,000

Median sale price

Median price $2,725,000 Property Type House Suburb Elwood

Period - From 01/01/2025 to 31/03/2025 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	11 King St ST KILDA EAST 3183	$1,720,000	24/05/2025
2	11 Kipling St ST KILDA 3182	$1,740,000	12/04/2025
3	11a Blenheim St BALACLAVA 3183	$1,702,000	14/12/2024

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: 12/06/2025 16:16

1/33 Scott Street, Elwood Vic 3184



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,700,000 - $1,750,000
Median House Price
March quarter 2025: $2,725,000

Comparable Properties



11 King St ST KILDA EAST 3183 (REI)

3 2 -

Price: $1,720,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments



11 Kipling St ST KILDA 3182 (REI)

3 2 1

Price: $1,740,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 314 sqm approx

Agent Comments



11a Blenheim St BALACLAVA 3183 (REI/VG)

3 2 2

Price: $1,702,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 321 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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