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	7/18 Spray Street, Elwood VIC 3184

Indicative selling price

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

Single price	$450,000

Median sale price

Median price	$650,000	Property Type	Unit	Suburb	Elwood
Period - From	19/11/2024	to	18/05/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/16 Byron Street Elwood VIC 3184	$440,000	03/03/2025
10/197 Brighton Road Elwood VIC 3184	$446,000	30/04/2025
6/360 Carlisle Street Balaclava VIC 3183	$475,000	19/03/2025

This Statement of Information was prepared on: 19/05/2025