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: 310 Barkly Street, Elwood Vic 3184

Indicative selling price

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

Range between $2,400,000 & $2,500,000

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	7 Ruskin St ELWOOD 3184	$2,500,000	07/12/2024
2			
3			

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: 01/05/2025 09:42

Chisholm&Gamon



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
March quarter 2025: $2,725,000

Comparable Properties



7 Ruskin St ELWOOD 3184 (REI/VG)

3 2 2

Price: $2,500,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

REIV THE DIFFERENCE

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