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	20 Spray Street, Elwood Vic 3184

Indicative selling price

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

Single price $3,150,000

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	22 Ruskin St ELWOOD 3184	$3,160,000	29/03/2025
2	46 Southey St ELWOOD 3184	$3,300,000	14/03/2025
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: 07/07/2025 09:29

20 Spray Street, Elwood Vic 3184

Chisholm&Gamon
Torsten Kasper
03 9531 1245
0428 454 181
torsten@chisholmgamon.com.au

Indicative Selling Price
$3,150,000
Median House Price
March quarter 2025: $2,725,000



4 1 2

Property Type: House
Land Size: 531 sqm approx

Agent Comments

Comparable Properties



22 Ruskin St ELWOOD 3184 (REI)

4 3 -

Price: $3,160,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments



46 Southey St ELWOOD 3184 (REI/VG)

4 3 4

Price: $3,300,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 768 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.

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