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	1/46 Foam Street, Elwood Vic 3184

Indicative selling price

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

Single price $700,000

Median sale price

Median price $650,000 Property Type Unit Suburb Elwood

Period - From 01/07/2024 to 30/06/2025 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	1/19a Dickens St ELWOOD 3184	$650,000	22/05/2025
2	2/46 Foam St ELWOOD 3184	$615,000	12/05/2025
3	2/33 Byron St ELWOOD 3184	$630,000	02/05/2025

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: 18/08/2025 14:17

1/46 Foam Street, Elwood Vic 3184

Iliass Okaf
03 8644 5500
0481 797 691
iliassokaf@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000
Median Unit Price
Year ending June 2025: $650,000

Comparable Properties



1/19a Dickens St ELWOOD 3184 (REI/VG)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Apartment

Agent Comments



2/46 Foam St ELWOOD 3184 (REI/VG)

2 1 1

Price: $615,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment

Agent Comments



2/33 Byron St ELWOOD 3184 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 02/05/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

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