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	110 Addison Street, Elwood Vic 3184

Indicative selling price

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

Single price $1,475,000

Median sale price

Median price $2,325,000 Property Type House Suburb Elwood

Period - From 01/07/2025 to 30/09/2025 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 Byron St ELWOOD 3184	$1,475,000	08/11/2025
2	60 Regent St ELSTERNWICK 3064	$1,451,000	12/10/2025
3	1 Wilton Gr ELWOOD 3184	$1,450,000	08/10/2025

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: 17/11/2025 12:40

110 Addison Street, Elwood Vic 3184

Nick Renna
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3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,475,000
Median House Price
September quarter 2025: $2,325,000

Comparable Properties



11 Byron St ELWOOD 3184 (REI)

2 1 -

Price: $1,475,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments



60 Regent St ELSTERNWICK 3064 (REI)

3 1 -

Price: $1,451,000
Method: Auction Sale
Date: 12/10/2025
Property Type: House (Res)
Land Size: 209 sqm approx

Agent Comments



1 Wilton Gr ELWOOD 3184 (REI)

2 1 -

Price: $1,450,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: House (Res)

Agent Comments

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