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	10/41-43 SPRAY STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$620,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$618,500	Property type	Unit	Suburb	Elwood
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
9/26 DOCKER STREET ELWOOD VIC 3184	$610,000	19-Sep-25
2/457 ST KILDA STREET ELWOOD VIC 3184	$640,000	23-Sep-25
6/4 HARTPURY AVENUE ELWOOD VIC 3184	$640,000	23-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 24 October 2025

SAINT&WOOD

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9/26 DOCKER STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$610,000** Sold Date **19-Sep-25**

Distance **0.27km**



2/457 ST KILDA STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$640,000** UN Sold Date **23-Sep-25**

Distance **0.43km**



6/4 HARTPURY AVENUE ELWOOD VIC 3184

2 1 1

Sold Price Sold Date **23-Sep-25**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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