

Statement of Information

Sections 47AF of the Estate Agents Act 1980



104/1-3 Foam St
Elwood, VIC 3148

Indicative selling price

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

Single price \$ or range between \$ 1,050,000 & \$ 1,115,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 1,365,000 *House ☐ * 3-bed Unit ☒ Suburb Elwood, VIC 3148

Period - From 16/09/2025 to 16/03/2026 Source Proptack Australia

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

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.