

# 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 g04/29 Foam Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,200,000

### Median sale price

Median price \$646,000 Property Type Unit Suburb Elwood

Period - From 01/01/2025 to 31/12/2025 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	G4/1 Tiuna Gr ELWOOD 3184	\$2,140,000	07/11/2025
2	6/39 Head St BRIGHTON 3186	\$2,175,000	02/11/2025
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: 11/03/2026 08:51



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1581 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,100,000 - \$2,200,000  
**Median Unit Price**  
Year ending December 2025: \$646,000

## Comparable Properties

**G4/1 Tiuna Gr ELWOOD 3184 (VG)**

Agent Comments



**Price:** \$2,140,000  
**Method:** Sale  
**Date:** 07/11/2025  
**Property Type:** Strata Unit/Flat

**6/39 Head St BRIGHTON 3186 (VG)**

Agent Comments



**Price:** \$2,175,000  
**Method:** Sale  
**Date:** 02/11/2025  
**Property Type:** Subdivided Flat - Single OYO Flat

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.