

# 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

2/117 Spray 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 \$3,000,000

&

\$3,300,000

### Median sale price

Median price \$1,552,500

Property Type Townhouse

Suburb Elwood

Period - From 24/02/2025

to 23/02/2026

Source Property Data

### 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	34 Foam St ELWOOD 3184	\$3,450,000	18/02/2026
2	6a Gordon Av ELWOOD 3184	\$3,131,000	12/02/2026
3	34 Kingsley St ELWOOD 3184	\$3,425,000	18/11/2025

**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:

24/02/2026 15:26

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4 3 2

**Property Type:** Townhouse  
**Land Size:** 214 approx. sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,000,000 - \$3,300,000  
**Median Townhouse Price**  
24/02/2025 - 23/02/2026: \$1,552,500

## Comparable Properties



**34 Foam St ELWOOD 3184 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$3,450,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2026  
**Property Type:** House (Res)



**6a Gordon Av ELWOOD 3184 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$3,131,000  
**Method:** Private Sale  
**Date:** 12/02/2026  
**Property Type:** Townhouse (Single)



**34 Kingsley St ELWOOD 3184 (REI/VG)**

[Agent Comments](#)

4 3 2

**Price:** \$3,425,000  
**Method:** Expression of Interest  
**Date:** 18/11/2025  
**Property Type:** House  
**Land Size:** 309 sqm approx

**Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245**