

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 5/7a Coleridge Street, Elwood Vic 3184

Indicative selling price

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

Range between \$580,000 & \$615,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/10/2025 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	6/195 Brighton Rd ELWOOD 3184	\$615,000	24/11/2025
2	12/47 Spray St ELWOOD 3184	\$610,000	23/11/2025
3	11/47 Spray St ELWOOD 3184	\$605,000	07/11/2025

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.~~

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$615,000

Median Unit Price

December quarter 2025: \$650,000

Comparable Properties



6/195 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 24/11/2025

Property Type: Apartment



12/47 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 23/11/2025

Property Type: Apartment



11/47 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: Apartment

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



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