

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

1/3 Rainsford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,575,000 Property Type Townhouse Suburb Elwood

Period - From 05/03/2025 to 04/03/2026 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	76a Spray St ELWOOD 3184	\$1,960,000	25/10/2025
2			
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: 05/03/2026 17:22



 3  3  1

Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
05/03/2025 - 04/03/2026: \$1,575,000

Comparable Properties



76a Spray St ELWOOD 3184 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,960,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)
Land Size: 150 sqm approx

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.

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



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