

# 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

16 Kingsley 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 \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,250,000

Property Type House

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.~~

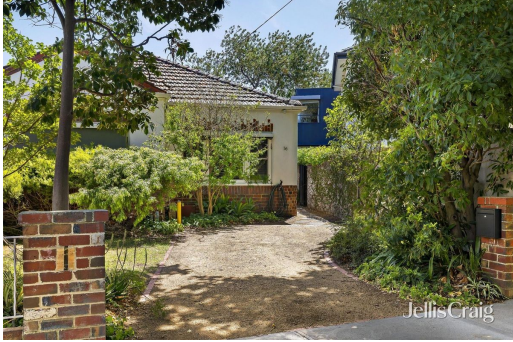
Address of comparable property	Price	Date of sale
1		
2		
3		

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:

24/02/2026 09:31



 2  1  1

**Property Type:** House  
**Land Size:** 313 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending December 2025: \$2,250,000

## Comparable Properties

A search of the subject property's immediate market area revealed no recent sales of properties that are similar in size, design, age, condition, and overall utility within the past six months. While there have been transactions during this time frame, none possess characteristics closely aligned enough with the subject to be considered reliable comparables.

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



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