

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

39 Foam Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 10/02/2025 to 09/02/2026 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	2 Austin Av ELWOOD 3184	\$2,600,000	04/12/2025
2	10 Meredith St ELWOOD 3184	\$2,800,000	20/08/2025
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: 10/02/2026 15:18



 3  2  2

Property Type: House (Res)

Land Size: 208 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

10/02/2025 - 09/02/2026: \$2,250,000

Comparable Properties



2 Austin Av ELWOOD 3184 (REI/VG)

Agent Comments

 4  3  1

Price: \$2,600,000

Method: Private Sale

Date: 04/12/2025

Property Type: House (Res)

Land Size: 301 sqm approx



10 Meredith St ELWOOD 3184 (REI/VG)

Agent Comments

 5  3  1

Price: \$2,800,000

Method: Private Sale

Date: 20/08/2025

Property Type: House

Land Size: 382 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 - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222



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