

# 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

37 Vautier 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 \$2,700,000 & \$2,750,000

### 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.

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**Property Type:** House  
**Land Size:** 418 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,700,000 - \$2,750,000  
**Median House Price**  
Year ending December 2025: \$2,250,000

## Comparable Properties

There are no comparable properties that have sold within the \$2,700,000 to \$2,750,000 price range. An analysis of recent sales indicates that transactions have occurred either below or above this range, resulting in a lack of direct comparables.

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



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