

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

6/55 FOAM STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

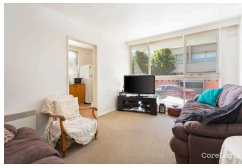
Date of sale

18/23-27 DOCKER STREET ELWOOD VIC 3184	\$397,000	31-Jan-25
18/86-88 RUSKIN STREET ELWOOD VIC 3184	\$390,000	02-Apr-25
409/18 MCCOMBIE STREET ELSTERNWICK VIC 3185	\$400,000	14-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 09 July 2025



**18/23-27 DOCKER STREET
ELWOOD VIC 3184**

1 1 1

Sold Price **\$397,000** Sold Date **31-Jan-25**

Distance **0.21km**



**18/86-88 RUSKIN STREET
ELWOOD VIC 3184**

1 1 1

Sold Price **\$390,000** Sold Date **02-Apr-25**

Distance **1.28km**



**409/18 MCCOMBIE STREET
ELSTERNWICK VIC 3185**

1 1 1

Sold Price **\$400,000** Sold Date **14-Feb-25**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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