

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

or range
between

\$350,000

&

\$380,000

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

Cotality

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

9/91 ORMOND ESPLANADE ELWOOD VIC 3184	\$372,000	27-Mar-25
6/53A TENNYSON STREET ELWOOD VIC 3184	\$385,000	21-May-25
8/125 TENNYSON STREET ELWOOD VIC 3184	\$360,000	30-Apr-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: 29 July 2025



**9/91 ORMOND ESPLANADE
ELWOOD VIC 3184**

 1  1  1

Sold Price

^{RS}

\$372,000

Sold Date

27-Mar-25

Distance

0.19km



**6/53A TENNYSON STREET
ELWOOD VIC 3184**

 1  1  1

Sold Price

^{RS}

\$385,000

Sold Date

21-May-25

Distance

1.19km



**8/125 TENNYSON STREET
ELWOOD VIC 3184**

 1  1  1

Sold Price

\$360,000

Sold Date

30-Apr-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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