

# 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

3/38 Scott Street, Elwood Vic 3184

#### Indicative selling price

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

Range between \$550,000 & \$600,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$650,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Elwood</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	6/46 Foam St ELWOOD 3184	\$575,000	05/01/2026
2	21/10 Mitford St ST KILDA 3182	\$585,000	10/11/2025
3	12/11a Milton St ELWOOD 3184	\$595,000	03/11/2025

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:

21/01/2026 12:54



2 1 0

**Rooms:** 4

**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

December quarter 2025: \$650,000

## Comparable Properties



**6/46 Foam St ELWOOD 3184 (REI)**

2 1 1

**Price:** \$575,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** Apartment

[Agent Comments](#)



**21/10 Mitford St ST KILDA 3182 (REI/VG)**

2 1 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 10/11/2025

**Property Type:** Apartment

[Agent Comments](#)



**12/11a Milton St ELWOOD 3184 (REI/VG)**

2 1 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 03/11/2025

**Property Type:** Apartment

[Agent Comments](#)

**Account - Biggin & Scott** | P: 03 95239444 | F: 03 9523 9433