

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

4/23 Scott Street, Elwood Vic 3184

Indicative selling price

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

Range between \$520,000 & \$550,000

Median sale price

Median price \$646,000 Property Type Unit 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	3/11a Pine Av ELWOOD 3184	\$525,000	30/12/2025
2	6/8 Queen St ST KILDA EAST 3183	\$535,000	14/10/2025
3	1/51 Ruskin St ELWOOD 3184	\$530,000	23/09/2025

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:

11/02/2026 08:20



Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$550,000
Median Unit Price
Year ending December 2025: \$646,000

Comparable Properties



3/11a Pine Av ELWOOD 3184 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 30/12/2025
Property Type: Apartment



6/8 Queen St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment



1/51 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit

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