

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 44 Goldsmith Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,095,000 Property Type House Suburb Elwood

Period - From 01/07/2025 to 30/06/2026 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	27 Havelock St ST KILDA 3182	\$1,525,000	08/04/2026
2	11 Mccombie St ELSTERNWICK 3185	\$1,340,000	08/03/2026
3	124 Mitford St ELWOOD 3184	\$1,350,000	03/03/2026

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: 07/07/2026 12:57



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Property Type: House

[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending June 2026: \$2,095,000

Comparable Properties



27 Havelock St ST KILDA 3182 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,525,000
Method: Private Sale
Date: 08/04/2026
Property Type: House (Res)



11 McCombie St ELSTERNWICK 3185 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,340,000
Method: Private Sale
Date: 08/03/2026
Property Type: House
Land Size: 375 sqm approx



124 Mitford St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,350,000
Method: Private Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 280 sqm approx