

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

38 Goldsmith Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$1,750,000

&

\$1,900,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Elwood

Period - From

01/10/2024

to

30/09/2025

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	36 Meredith St ELWOOD 3184	\$1,915,000	27/10/2025
2	52 Chapel St ST KILDA 3182	\$1,760,000	07/07/2025
3	6 Davis St ELSTERNWICK 3185	\$1,834,000	14/06/2025

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:

18/11/2025 10:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending September 2025: \$2,310,000

Comparable Properties



36 Meredith St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,915,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)
Land Size: 722 sqm approx



52 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,760,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 555 sqm approx



6 Davis St ELSTERNWICK 3185 (REI/VG)

Agent Comments



Price: \$1,834,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House
Land Size: 560 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400