

# 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 Rainsford Street, Elwood VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,100,000

&

\$2,310,000

### Median sale price

Median price

\$2,345,000

Property Type

House

Suburb

Elwood

Period - From

12/09/2024

to

11/03/2025

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25 Tiuna Gr, Elwood Vic	\$2,110,000	06/12/2024
89a Mitford St, Elwood Vic	\$2,290,000	18/10/2024
30a Wave St, Elwood Vic	\$2,290,000	13/12/2024

This Statement of Information was prepared on:

12/03/2025