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

1/109 Addison Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/46 Ruskin St ELWOOD 3184	\$1,073,000	17/12/2024
2	8/1-5 Martin St ST KILDA 3182	\$1,100,000	06/12/2024
3	8/89 Addison St ELWOOD 3184	\$1,090,000	18/09/2024

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:

12/02/2025 15:36

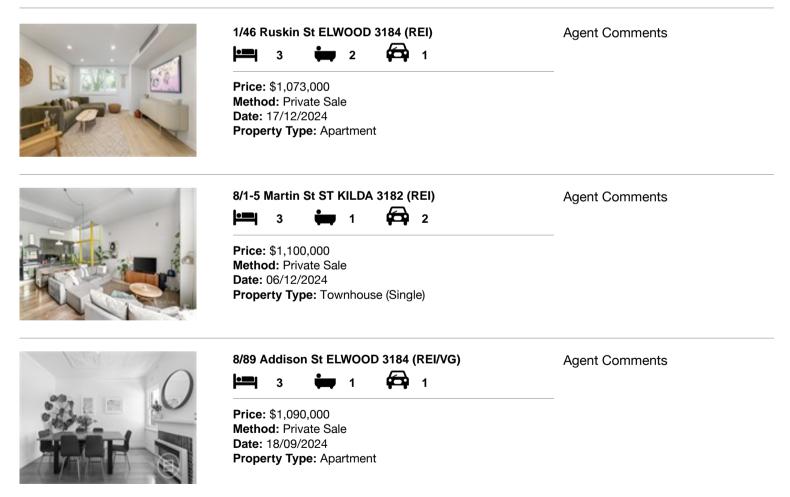






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$1,050,000 - \$1,100,000 Median Unit Price December quarter 2024: \$670,000

Comparable Properties



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