

# 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

102 Addison Street, Elwood Vic 3184

### Indicative selling price

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

Single price \$3,350,000

### Median sale price

Median price \$2,290,000

Property Type House

Suburb Elwood

Period - From 01/10/2024

to 31/12/2024

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	1 Byrne Av ELWOOD 3184	\$3,325,000	13/12/2024
2			
3			

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:

18/02/2025 13:13



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,350,000

Median House Price

December quarter 2024: \$2,290,000

## Comparable Properties



1 Byrne Av ELWOOD 3184 (REI)

Agent Comments

 3  2  3

Price: \$3,325,000

Method: Private Sale

Date: 13/12/2024

Property Type: House

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.