

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

45 Mason Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$2,345,000

Property Type House

Suburb Elwood

Period - From 22/01/2024

to 21/01/2025

Source Property Data

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	13 Meredith St ELWOOD 3184	\$1,610,000	18/09/2024
2	10 Mason Av ELWOOD 3184	\$1,688,000	14/09/2024
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:

22/01/2025 10:48



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

22/01/2024 - 21/01/2025: \$2,345,000

Comparable Properties



13 Meredith St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

Price: \$1,610,000

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 307 sqm approx



10 Mason Av ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$1,688,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 269 sqm approx

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.