

# 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

11/125 Tennyson 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)

Range between

\$395,000

&

\$425,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

20/07/2024

to

19/01/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
7/6 Byron Street Elwood VIC 3184	\$380,000	07/01/2025
12/3 Wimbledon Avenue Elwood VIC 3184	\$440,000	06/12/2024
18/15 Elm Avenue Elsternwick VIC 3185	\$410,000	21/10/2024

This Statement of Information was prepared on:

20/01/2025