

# 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

30 Wave 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 \$2,300,000 & \$2,400,000

### Median sale price

Median price \$2,295,000 Property Type House Suburb Elwood

Period - From 06/03/2024 to 05/03/2025 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	30a Wave St ELWOOD 3184	\$2,290,000	13/12/2024
2	479 St Kilda St ELWOOD 3184	\$2,450,000	18/10/2024
3	89a Mitford St ELWOOD 3184	\$2,290,000	18/10/2024

**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:

06/03/2025 16:15



 4  3  1

**Property Type:** House (Res)

**Land Size:** 246 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,300,000 - \$2,400,000

**Median House Price**

06/03/2024 - 05/03/2025: \$2,295,000

## Comparable Properties



**30a Wave St ELWOOD 3184 (REI)**

Agent Comments

 4  3  1

**Price:** \$2,290,000

**Method:** Private Sale

**Date:** 13/12/2024

**Property Type:** House



**479 St Kilda St ELWOOD 3184 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$2,450,000

**Method:** Private Sale

**Date:** 18/10/2024

**Property Type:** House

**Land Size:** 347 sqm approx



**89a Mitford St ELWOOD 3184 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$2,290,000

**Method:** Sold Before Auction

**Date:** 18/10/2024

**Property Type:** House (Res)

**Land Size:** 238 sqm approx