

# 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](https://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