

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

12/15 PINE AVENUE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

5/209 BRIGHTON ROAD ELWOOD VIC 3184	\$420,000	15-May-25
2/4 POETS GROVE ELWOOD VIC 3184	\$430,000	09-Apr-25
3/162 CHAPEL STREET ST KILDA VIC 3182	\$435,000	14-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 02 October 2025

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**5/209 BRIGHTON ROAD ELWOOD
VIC 3184**

Sold Price

\$420,000

Sold Date

15-May-25

1

1

1

Distance

0.96km

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**2/4 POETS GROVE ELWOOD VIC
3184**

Sold Price

\$430,000

Sold Date

09-Apr-25

1

1

1

Distance

0.72km



**3/162 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

\$435,000

Sold Date

14-Apr-25

1

1

1

Distance

1.81km



**11/23-27 DOCKER STREET
ELWOOD VIC 3184**

Sold Price

\$458,000

Sold Date

02-Jun-25

1

1

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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