Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	12/8 Bluff Avenue, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$770,000 &	\$84	0,000
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Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Elwood
Period - From	01/10/2024	to	30/09/2025		Source	REIV	

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	4/7 Bluff Av ELWOOD 3184	\$840,000	15/10/2025
2	3/7 Bluff Av ELWOOD 3184	\$815,000	06/06/2025
3	3/49 Broadway ELWOOD 3184	\$820,000	28/05/2025

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:	10/11/2025 10:49







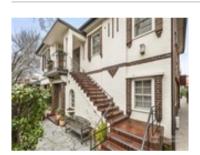


Rooms: 2

Property Type: Apartment Agent Comments

Indicative Selling Price \$770,000 - \$840,000 Median Unit Price Year ending September 2025: \$650,000

Comparable Properties



4/7 Bluff Av ELWOOD 3184 (REI)

2

Price: \$840,000

Method: Expression of Interest

Date: 15/10/2025

Property Type: Apartment

Agent Comments



3/7 Bluff Av ELWOOD 3184 (REI/VG)

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Agent Comments

Price: \$815,000 **Method:** Private Sale **Date:** 06/06/2025

Property Type: Apartment



3/49 Broadway ELWOOD 3184 (REI/VG)

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Price: \$820,000 Method: Private Sale Date: 28/05/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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