## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Single price \$430,000

#### Median sale price

Median price	\$625,000	Pro	perty Type U	nit		Suburb	Elwood
Period - From	01/01/2025	to	31/03/2025	s	ource	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

1	3/8 Pine Av ELWOOD 3184	\$465,000	12/04/2025
2	2/4 Poets Gr ELWOOD 3184	\$430,000	09/04/2025
3	7/6-8 Cyril St ELWOOD 3184	\$428,000	30/10/2024

#### 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:	30/04/2025 15:49



Date of sale







Rooms: 2

**Property Type:** Apartment Agent Comments

Indicative Selling Price \$430,000 Median Unit Price March quarter 2025: \$625,000

# Comparable Properties



3/8 Pine Av ELWOOD 3184 (REI)

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1

6

Agent Comments

Price: \$465,000 Method: Auction Sale Date: 12/04/2025

Property Type: Apartment



2/4 Poets Gr ELWOOD 3184 (REI)

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1



1

(KEI)

**Price:** \$430,000 **Method:** Private Sale **Date:** 09/04/2025

Property Type: Apartment

Agent Comments



7/6-8 Cyril St ELWOOD 3184 (REI)

1



**A** 

Price: \$428,000 Method: Private Sale Date: 30/10/2024

Property Type: Apartment

**Agent Comments** 

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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