# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

Address	3/67 Tennyson Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$530,000 & \$570,000	Range between	\$530,000	&	\$570,000
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#### Median sale price

Median price	\$646,500	Pro	perty Type Un	it		Suburb	Elwood
Period - From	01/07/2025	to	30/09/2025	So	urce	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

1	2/69 Tennyson St ELWOOD 3184	\$550,000	29/08/2025
2	5/127 Brighton Rd ELWOOD 3184	\$570,000	28/08/2025
3	6/24a Tennyson St ELWOOD 3184	\$555,000	25/08/2025

#### 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:	07/10/2025 15:24



Date of sale







Rooms: 3

Property Type: Apartment Land Size: 60 sqm approx Agent Comments

**Indicative Selling Price** \$530,000 - \$570,000 **Median Unit Price** September quarter 2025: \$646,500

# Comparable Properties



2/69 Tennyson St ELWOOD 3184 (REI)

Price: \$550,000 Method: Private Sale

Date: 29/08/2025 Property Type: Apartment **Agent Comments** 



5/127 Brighton Rd ELWOOD 3184 (REI)

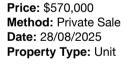
2

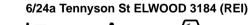






**Agent Comments** 









Price: \$555,000

Method: Sold Before Auction

Date: 25/08/2025

Property Type: Apartment

**Agent Comments** 

