

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

3/7 Bluff Avenue, Elwood Vic 3184

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

14/05/2024

to

13/05/2025

Source

Property Data

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	1/16 Tiuna Gr ELWOOD 3184	\$820,000	14/04/2025
2	4/41 Shelley St ELWOOD 3184	\$865,000	27/03/2025
3			

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:

14/05/2025 17:42



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/16 Tiuna Gr ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$820,000

Method: Private Sale

Date: 14/04/2025

Property Type: Apartment



4/41 Shelley St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$865,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment

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.