

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

3/9 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price*

Median price

Property Type

Suburb

Elwood

Period - From

to

Source

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	1/19a Dickens St ELWOOD 3184	\$650,000	22/05/2025
2	2/46 Foam St ELWOOD 3184	\$615,000	12/05/2025
3	2/33 Byron St ELWOOD 3184	\$630,000	02/05/2025

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:

27/05/2025 10:54

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/19a Dickens St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$650,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: Apartment



2/46 Foam St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 12/05/2025

Property Type: Apartment



2/33 Byron St ELWOOD 3184 (REI)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 02/05/2025

Property Type: Apartment