

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

4/29 AVOCA AVENUE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

9/30 BLESSINGTON STREET ST KILDA VIC 3182	\$613,000	29-Mar-25
7/131 BRIGHTON ROAD ELWOOD VIC 3184	\$666,000	27-Mar-25
5/15 KENDALL STREET ELWOOD VIC 3184	\$690,000	10-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 16 April 2025



9/30 BLESSINGTON STREET ST KILDA VIC 3182

 2
  1
  1

Sold Price

^{RS}
\$613,000

Sold Date

29-Mar-25

Distance

0.58km


7/131 BRIGHTON ROAD ELWOOD VIC 3184

 2
  1
  1

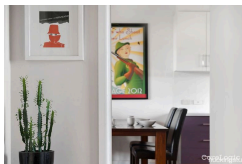
Sold Price

^{RS}
\$666,000

Sold Date

27-Mar-25

Distance

0.46km


5/15 KENDALL STREET ELWOOD VIC 3184

 2
  1
  1

Sold Price

\$690,000

Sold Date

10-Dec-24

Distance

0.99km
RS = Recent sale

UN = Undisclosed Sale

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