

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

4/4 POETS GROVE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,250

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2024

to

31 May 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

2/4 POETS GROVE ELWOOD VIC 3184	\$430,000	09-Apr-25
356 CARLISLE STREET BALACLAVA VIC 3183	\$430,000	27-Mar-25
4/16 BYRON STREET ELWOOD VIC 3184	\$440,000	03-Mar-25

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: 17 June 2025



2/4 POETS GROVE ELWOOD VIC 3184

Sold Price

\$430,000

Sold Date **09-Apr-25**

 1  1  1

Distance **0km**



356 CARLISLE STREET BALACLAVA VIC 3183

Sold Price

^{RS} **\$430,000**

Sold Date **27-Mar-25**

 1  1  1

Distance **1.48km**



4/16 BYRON STREET ELWOOD VIC 3184

Sold Price

\$440,000

Sold Date **03-Mar-25**

 1  1  1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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