

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

5/7 ADDISON STREET 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

1/2 BENDIGO AVENUE ELWOOD VIC 3184

\$655,000

11-Aug-25

5/50 ORMOND ROAD ELWOOD VIC 3184

\$672,000

14-Apr-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: 20 August 2025

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**1/2 BENDIGO AVENUE ELWOOD
VIC 3184**

2 1 -

Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **11-Aug-25**

Distance **1.07km**



**5/50 ORMOND ROAD ELWOOD
VIC 3184**

2 1 -

Sold Price **\$672,000** Sold Date **14-Apr-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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