

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

6/24A TENNYSON 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

\$450,000

&

\$495,000

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

6/1 HARTPURY AVENUE ELWOOD VIC 3184	\$476,500	18-Jul-25
2/3 GOLDSMITH STREET ELWOOD VIC 3184	\$512,500	31-May-25
4/25 DICKENS STREET ELWOOD VIC 3184	\$497,000	28-May-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: 11 August 2025

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6/1 HARTPURY AVENUE ELWOOD VIC 3184

1 1 1

Sold Price

^{RS} **\$476,500** ^{UN}

Sold Date

18-Jul-25

Distance

0.4km



2/3 GOLDSMITH STREET ELWOOD VIC 3184

1 1 1

Sold Price

\$512,500

Sold Date

31-May-25

Distance

0.57km



4/25 DICKENS STREET ELWOOD VIC 3184

1 1 1

Sold Price

\$497,000

Sold Date

28-May-25

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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