

# 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

6a Gordon Avenue, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000

&

\$3,245,000

### Median sale price

Median price \$2,325,000

Property Type House

Suburb Elwood

Period - From 01/07/2025

to 30/09/2025

Source REIV

### 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	6b Gordon Av ELWOOD 3184	\$3,375,000	04/10/2025
2			
3			

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:

25/11/2025 16:21

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**Indicative Selling Price**

\$2,950,000 - \$3,245,000

**Median House Price**

September quarter 2025: \$2,325,000



4 3.5 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**6b Gordon Av ELWOOD 3184 (REI)**

Agent Comments

4 3 2

**Price:** \$3,375,000

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** Townhouse (Single)

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. 6A Gordon Ave, Elwood is an architecturally designed townhouse that has luxurious finishes and fixtures throughout. The only direct comparable sale is 6B Gordon Ave, Elwood, which sold on 04/10/2025 for \$3,375,000. This property is for the most part a mirror image of 6A Gordon Ave, Elwood and provides the most accurate reflection of its market value.