

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

7/31 Pine Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,439,500

Property Type Townhouse

Suburb Elwood

Period - From 30/04/2024

to

29/04/2025

Source

Property Data

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	602/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,100,000	22/01/2025
2	602/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,095,000	11/12/2024
3	219a Hotham St RIPPONLEA 3185	\$1,087,500	08/12/2024

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:

30/04/2025 09:11



 2
  2
  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Townhouse Price

30/04/2024 - 29/04/2025: \$1,439,500

Comparable Properties



602/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments

 2
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Price: \$1,100,000

Method: Sale

Date: 22/01/2025

Property Type: Strata Unit/Flat



602/241 Glen Huntly Rd ELSTERNWICK 3185 (REI)

Agent Comments

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  2
  1

Price: \$1,095,000

Method: Private Sale

Date: 11/12/2024

Property Type: Apartment

Land Size: 90 sqm approx



219a Hotham St RIPPONLEA 3185 (REI/VG)

Agent Comments

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  -

Price: \$1,087,500

Method: Private Sale

Date: 08/12/2024

Property Type: House

Land Size: 220 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372