Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/4 Poets Grove, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$320,000		&		\$350,000			
Median sale pr	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/6 Marine Av ST KILDA 3182	\$340,000	04/04/2025
2	3/53a Tennyson St ELWOOD 3184	\$330,000	31/03/2025
3	8/8 Robert St ELWOOD 3184	\$325,000	21/12/2024

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:

30/06/2025 18:33





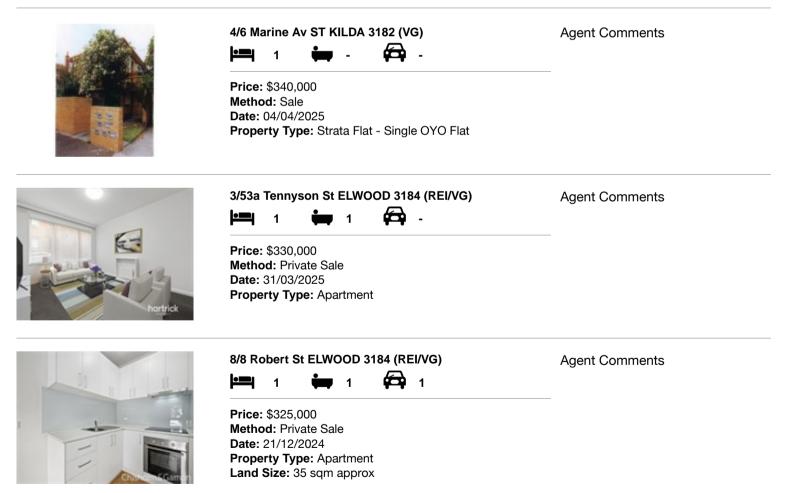




Property Type: Apartment Agent Comments

Indicative Selling Price \$320,000 - \$350,000 Median Unit Price Year ending March 2025: \$670,000

Comparable Properties



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



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