

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

8/4 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 to 31/03/2025 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	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



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending March 2025: \$670,000

Comparable Properties



4/6 Marine Av ST KILDA 3182 (VG)

Agent Comments

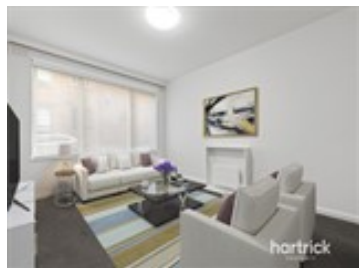
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Price: \$340,000

Method: Sale

Date: 04/04/2025

Property Type: Strata Flat - Single OYO Flat



3/53a Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$330,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment



8/8 Robert St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$325,000

Method: Private Sale

Date: 21/12/2024

Property Type: Apartment

Land Size: 35 sqm approx

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