

# 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

g05/115 Tennyson Street, 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

\$420,000

&

\$440,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2024

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	301/109 Inkerman St ST KILDA 3182	\$440,000	28/09/2025
2	202/2a Nelson St BALACLAVA 3183	\$420,000	11/09/2025
3	3/9 Wilton Gr ELWOOD 3184	\$432,000	20/06/2025

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:

02/12/2025 13:18

Imogen Stokes

0418 767 342

imogen@whitefoxrealestate.com.au



1
 1
 1

Property Type:

Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median Unit Price

Year ending September 2025: \$650,000

## Comparable Properties



301/109 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$440,000

Method: Private Sale

Date: 28/09/2025

Property Type: Apartment



202/2a Nelson St BALACLAVA 3183 (REI/VG)

Agent Comments

1
 1
 1

Price: \$420,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: Apartment



3/9 Wilton Gr ELWOOD 3184 (REI/VG)

Agent Comments

1
 1
 1

Price: \$432,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699