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	4/4 POETS GROVE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$430,000	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,250	Property type	Unit	Suburb	Elwood
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 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
2/4 POETS GROVE ELWOOD VIC 3184	$430,000	09-Apr-25
356 CARLISLE STREET BALACLAVA VIC 3183	$430,000	27-Mar-25
4/16 BYRON STREET ELWOOD VIC 3184	$440,000	03-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025

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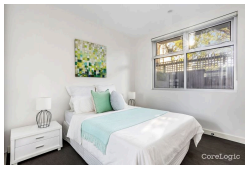
2/4 POETS GROVE ELWOOD VIC 3184

1 1 1

Sold Price **$430,000** Sold Date **09-Apr-25**

Distance **0km**



356 CARLISLE STREET BALACLAVA VIC 3183

1 1 1

Sold Price RS **$430,000** Sold Date **27-Mar-25**

Distance **1.48km**



4/16 BYRON STREET ELWOOD VIC 3184

1 1 1

Sold Price **$440,000** Sold Date **03-Mar-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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