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	2/16 Tiuna Grove, Elwood Vic 3184

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $643,500 Property Type Unit Suburb Elwood

Period - From 14/01/2025 to 13/01/2026 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	1/40 Scott St ELWOOD 3184	$950,000	13/12/2025
2	1/5 Beach Av ELWOOD 3184	$930,000	23/10/2025
3	3/7 Byrne Av ELWOOD 3184	$890,000	16/10/2025

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: 14/01/2026 18:40

2/16 Tiuna Grove, Elwood Vic 3184



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median Unit Price
14/01/2025 - 13/01/2026: $643,500

Comparable Properties



1/40 Scott St ELWOOD 3184 (REI)

2 1 1

Price: $950,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment

Agent Comments



1/5 Beach Av ELWOOD 3184 (REI/VG)

2 1 1

Price: $930,000
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments



3/7 Byrne Av ELWOOD 3184 (REI)

2 1 -

Price: $890,000
Method: Private Sale
Date: 16/10/2025
Property Type: Apartment

Agent Comments

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

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