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	2/21-23 TIUNA 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	$840,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$646,000	Property type	Unit	Suburb	Elwood
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
1/94 TENNYSON STREET ELWOOD VIC 3184	$875,000	21-Dec-25
1/21 GLEN HUNTLY ROAD ELWOOD VIC 3184	$810,000	19-Nov-25
7/48 MILTON STREET ELWOOD VIC 3184	$847,500	11-Oct-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: 21 January 2026

SAINT&WOOD

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1/94 TENNYSON STREET ELWOOD VIC 3184

3 1 1

Sold Price RS **$875,000** Sold Date **21-Dec-25**

Distance **1.06km**



1/21 GLEN HUNTLY ROAD ELWOOD VIC 3184

2 1 1

Sold Price RS **$810,000** Sold Date **19-Nov-25**

Distance **0.4km**



7/48 MILTON STREET ELWOOD VIC 3184

3 1 1

Sold Price **$847,500** Sold Date **11-Oct-25**

Distance **1.16km**

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

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