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	7/2 POZIERES AVENUE 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	$375,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	Unit	Suburb	Elwood
Period-from	01 Mar 2025	to	28 Feb 2026	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
14/64 BROADWAY ELWOOD VIC 3184	$410,000	05-Nov-25
7/56 BYRON STREET ELWOOD VIC 3184	$380,000	10-Oct-25
4/93 GLEN HUNTLY ROAD ELWOOD VIC 3184	$375,000	16-Sep-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: 10 March 2026

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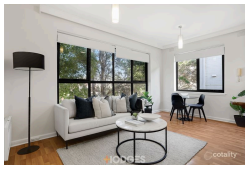
14/64 BROADWAY ELWOOD VIC 3184

1 1 1

Sold Price **$410,000** Sold Date **05-Nov-25**

Distance **0.54km**



7/56 BYRON STREET ELWOOD VIC 3184

1 1 1

Sold Price **$380,000** Sold Date **10-Oct-25**

Distance **0.72km**



4/93 GLEN HUNTLY ROAD ELWOOD VIC 3184

1 1 1

Sold Price **$375,000** Sold Date **16-Sep-25**

Distance **0.82km**

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

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