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	4/29 AVOCA 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Elwood
Period-from	01 Apr 2024	to	31 Mar 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
9/30 BLESSINGTON STREET ST KILDA VIC 3182	$613,000	29-Mar-25
7/131 BRIGHTON ROAD ELWOOD VIC 3184	$666,000	27-Mar-25
5/15 KENDALL STREET ELWOOD VIC 3184	$690,000	10-Dec-24

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: 16 April 2025

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9/30 BLESSINGTON STREET ST KILDA VIC 3182

2 1 1

Sold Price RS $613,000 Sold Date 29-Mar-25

Distance 0.58km

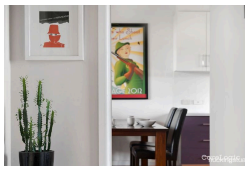


7/131 BRIGHTON ROAD ELWOOD VIC 3184

2 1 1

Sold Price RS $666,000 Sold Date 27-Mar-25

Distance 0.46km



5/15 KENDALL STREET ELWOOD VIC 3184

2 1 1

Sold Price $690,000 Sold Date 10-Dec-24

Distance 0.99km

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

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