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	4/5 WIMBLEDON 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	$700,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Elwood
Period-from	01 Apr 2025	to	31 Mar 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
4/3 TENNYSON STREET ELWOOD VIC 3184	$730,000	16-Mar-26
1/22 SELWYN AVENUE ELWOOD VIC 3184	$728,000	13-Mar-26
3/1A DICKENS STREET ELWOOD VIC 3184	$722,000	08-Dec-25

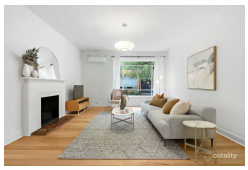
OR

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: 08 April 2026

SAINT&WOOD

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4/3 TENNYSON STREET ELWOOD VIC 3184

2 1 -

Sold Price RS $730,000 Sold Date 16-Mar-26

Distance 0.23km

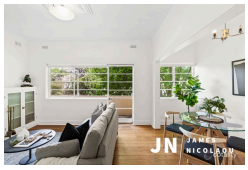


1/22 SELWYN AVENUE ELWOOD VIC 3184

2 1 1

Sold Price RS $728,000 Sold Date 13-Mar-26

Distance 1.45km



3/1A DICKENS STREET ELWOOD VIC 3184

2 1 1

Sold Price $722,000 Sold Date 08-Dec-25

Distance 0.22km

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

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