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	2/4 Poets Grove, Elwood Vic 3184

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $670,000 Property Type Unit Suburb Elwood

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	7/6 Cyril St ELWOOD 3184	$428,000	30/10/2024
2	8/76 Mitford St ELWOOD 3184	$445,000	18/10/2024
3	1/16 Byron St ELWOOD 3184	$446,000	16/10/2024

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: 03/03/2025 16:13

2/4 Poets Grove, Elwood Vic 3184



1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending December 2024: $670,000

Comparable Properties



7/6 Cyril St ELWOOD 3184 (VG)

1 - -

Price: $428,000
Method: Sale
Date: 30/10/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



8/76 Mitford St ELWOOD 3184 (REI/VG)

1 - -

Price: $445,000
Method: Private Sale
Date: 18/10/2024
Property Type: Apartment

Agent Comments



1/16 Byron St ELWOOD 3184 (REI/VG)

1 1 1

Price: $446,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

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