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: 3/7 Bluff Avenue, Elwood Vic 3184

Indicative selling price

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

Range between: $790,000 & $830,000

Median sale price

Median price: $650,000 Property Type: Unit Suburb: Elwood

Period - From: 14/05/2024 to: 13/05/2025 Source: Property Data

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	1/16 Tiuna Gr ELWOOD 3184	$820,000	14/04/2025
2	4/41 Shelley St ELWOOD 3184	$865,000	27/03/2025
3			

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: 14/05/2025 17:42

3/7 Bluff Avenue, Elwood Vic 3184

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$790,000 - $830,000
Median Unit Price
14/05/2024 - 13/05/2025: $650,000

Comparable Properties



1/16 Tiuna Gr ELWOOD 3184 (REI)

2 1 -

Price: $820,000
Method: Private Sale
Date: 14/04/2025
Property Type: Apartment

Agent Comments



4/41 Shelley St ELWOOD 3184 (REI)

2 1 -

Price: $865,000
Method: Private Sale
Date: 27/03/2025
Property Type: Apartment

Agent Comments

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.

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