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	14a Joyce Street, Elwood VIC 3184

Indicative selling price

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

Range between $2,525,000 & $2,775,000

Median sale price

Median price $1,810,000 Property Type Other Suburb Elwood

Period - From 05/12/2024 to 04/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2 Campbell Street Brighton VIC 3186	$2,690,000	14/03/2025
28 Burns Street Elwood VIC 3184	$2,725,000	13/02/2025
30 Wave Street Elwood VIC 3184	$2,700,000	05/04/2025

This Statement of Information was prepared on: 05/06/2025