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<br>Including suburb and postcode | 4/95 Tennyson Street, Elwood Vic 3184 |

## Indicative selling price

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

Single price $800,000

## Median sale price

Median price $641,000 Property Type Unit Suburb Elwood

Period - From 04/09/2024 to 03/09/2025 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 | 1/25 Kingsley St ELWOOD 3184 | $810,000 | 13/05/2025 |
| 2 | 1/4 John St ELWOOD 3184 | $799,950 | 15/04/2025 |
| 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: 04/09/2025 14:28

# 4/95 Tennyson Street, Elwood Vic 3184

Chisholm&Gamon
Torsten Kasper
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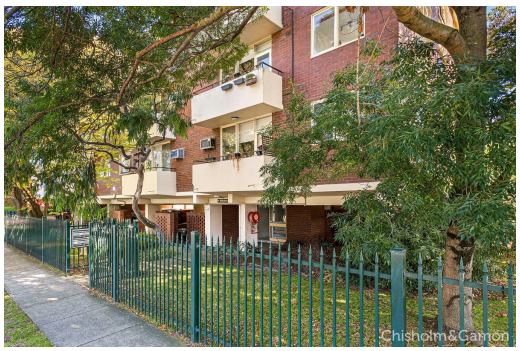
torsten@chisholmgamon.com.au

**Indicative Selling Price**
$800,000
**Median Unit Price**
04/09/2024 - 03/09/2025: $641,000




3 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties




**1/25 Kingsley St ELWOOD 3184 (REI/VG)**

3 1 2

**Price:** $810,000
**Method:** Sold Before Auction
**Date:** 13/05/2025
**Property Type:** Apartment

Agent Comments



**1/4 John St ELWOOD 3184 (REI/VG)**

3 1 1

**Price:** $799,950
**Method:** Private Sale
**Date:** 15/04/2025
**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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