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 | 8/11 Tiuna Grove, Elwood Vic 3184 |

## Indicative selling price

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

Range between $750,000 & $780,000

## Median sale price

Median price $650,000 Property Type Unit Suburb Elwood

Period - From 01/07/2024 to 30/06/2025 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 | 5/24-26 Milton St ELWOOD 3184 | $766,000 | 12/06/2025 |
| 2 | 14/3-5 Daley St ELWOOD 3184 | $780,000 | 05/06/2025 |
| 3 | 5/16 Tennyson St ST KILDA 3182 | $750,000 | 10/05/2025 |

**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: 29/08/2025 15:13

# 8/11 Tiuna Grove, Elwood Vic 3184

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2 1 1

**Rooms:** 3
**Property Type:** Apartment
**Land Size:** 90 approx sqm approx

**Indicative Selling Price**
$750,000 - $780,000
**Median Unit Price**
Year ending June 2025: $650,000

Agent Comments

Spacious, renovated with floorboards to open plan living/dining/kitchen. Metres to crossing, kiosk and beach.

## Comparable Properties



**5/24-26 Milton St ELWOOD 3184 (REI)**

2 1 1

**Price:** $766,000
**Method:** Private Sale
**Date:** 12/06/2025
**Property Type:** Apartment

Agent Comments



**14/3-5 Daley St ELWOOD 3184 (REI)**

2 1 2

**Price:** $780,000
**Method:** Sold Before Auction
**Date:** 05/06/2025
**Property Type:** Unit

Agent Comments



**5/16 Tennyson St ST KILDA 3182 (REI/VG)**

2 1 1

**Price:** $750,000
**Method:** Auction Sale
**Date:** 10/05/2025
**Property Type:** Apartment

Agent Comments



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