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	12/19 TIUNA GROVE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$560,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,732,500	Property type	House	Suburb	Elwood
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
5/127 BRIGHTON ROAD ELWOOD VIC 3184	$570,000	07-Jul-25
3/36 BYRON STREET ELWOOD VIC 3184	$580,000	30-Aug-25
6/20 PINE AVENUE ELWOOD VIC 3184	$600,000	22-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 04 October 2025

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5/127 BRIGHTON ROAD ELWOOD VIC 3184

2 1 1

Sold Price **$570,000** Sold Date **07-Jul-25**

Distance **1.34km**



3/36 BYRON STREET ELWOOD VIC 3184

2 1 1

Sold Price **$580,000** Sold Date **30-Aug-25**

Distance **0.92km**



6/20 PINE AVENUE ELWOOD VIC 3184

2 1 1

Sold Price **$600,000** Sold Date **22-Aug-25**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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