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	6/4 Hartpury Avenue, Elwood VIC 3184

Indicative selling price

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

Single price $640,000

Median sale price

Median price $618,000 Property Type Unit Suburb Elwood

Period - From 16/03/2025 to 16/09/2025 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 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
1/6 John Street Elwood VIC 3184	$625,000	11/04/2025
1/36 Burns Street Elwood VIC 3184	$660,000	17/07/2025
6/17 Dickens Street Elwood VIC 3184	$610,000	28/05/2025

This Statement of Information was prepared on: 17/09/2025