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	101/115 TENNYSON STREET 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	$920,000	&	$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$618,500	Property type	Unit	Suburb	Elwood
Period-from	01 Nov 2024	to	31 Oct 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
103/34 BYRON STREET ELWOOD VIC 3184	$965,000	02-Jul-25
102/34 BYRON STREET ELWOOD VIC 3184	$1,065,000	02-Jul-25
302/2 KINGSLEY STREET ELWOOD VIC 3184	$1,015,000	16-Jun-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: 03 November 2025

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103/34 BYRON STREET ELWOOD VIC 3184

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Sold Price **$965,000** Sold Date **02-Jul-25**

Distance **0.56km**



102/34 BYRON STREET ELWOOD VIC 3184

2 - -

Sold Price **$1,065,000** Sold Date **02-Jul-25**

Distance **0.56km**



302/2 KINGSLEY STREET ELWOOD VIC 3184

2 2 -

Sold Price **$1,015,000** Sold Date **16-Jun-25**

Distance **0.63km**

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

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