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	5/3 Alfriston Street, Elwood VIC 3184

Indicative selling price

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

Single price	$725,000

Median sale price

Median price	$650,000	Property Type	Unit	Suburb	Elwood
Period - From	13/06/2025	to	12/12/2025	Source	pdol

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
3/11 Gordon Av, Elwood Vic	$695,000	19/09/2025
8/5 Alfriston St, Elwood Vic	$670,000	17/06/2025
5/45 Southey St, ELWOOD Vic	$735,000	09/08/2025

This Statement of Information was prepared on: 13/12/2025