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	8/26 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between $370,000 & $407,000

Median sale price

Median price $625,000 Property Type Unit Suburb Elwood

Period - From 17/11/2024 to 16/11/2025 Source Property Data

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	8/113 Addison St ELWOOD 3184	$384,000	12/11/2025
2	7/18 Pine Av ELWOOD 3184	$375,000	16/10/2025
3	3/26 Pine Av ELWOOD 3184	$395,000	04/06/2025

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: 17/11/2025 12:32

8/26 Pine Avenue, Elwood Vic 3184



1 1 1

Property Type:
Agent Comments

Indicative Selling Price
$370,000 - $407,000
Median Unit Price
17/11/2024 - 16/11/2025: $625,000

Comparable Properties



8/113 Addison St ELWOOD 3184 (REI)

1 1 1

Price: $384,000
Method: Private Sale
Date: 12/11/2025
Property Type: Apartment

Agent Comments



7/18 Pine Av ELWOOD 3184 (REI/VG)

1 1 1

Price: $375,000
Method: Private Sale
Date: 16/10/2025
Property Type: Apartment

Agent Comments



3/26 Pine Av ELWOOD 3184 (REI/VG)

1 1 1

Price: $395,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900

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