

## 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

16/25 BENDIGO AVENUE ELWOOD VIC 3184

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2025

to

28 Feb 2026

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/25 BENDIGO AVENUE ELWOOD VIC 3184  | \$390,000 | 19-Aug-25 |
| 12/25 BENDIGO AVENUE ELWOOD VIC 3184 | \$375,000 | 14-Jul-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 March 2026



**1/25 BENDIGO AVENUE ELWOOD  
VIC 3184**

Sold Price

**\$390,000**

Sold Date

**19-Aug-25**



1



1



1

Distance

**0km**



**12/25 BENDIGO AVENUE ELWOOD  
VIC 3184**

Sold Price

**\$375,000**

Sold Date

**14-Jul-25**



1



1



1

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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