

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

9/7 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2024

to

31 Aug 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

11/31 DICKENS STREET ELWOOD VIC 3184	\$798,000	26-Jul-25
8/9 TIUNA GROVE ELWOOD VIC 3184	\$810,000	04-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: 23 September 2025

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**11/31 DICKENS STREET ELWOOD
 VIC 3184**

Sold Price

^{RS} **\$798,000**

Sold Date

26-Jul-25

2 1 1

Distance

0.19km



**8/9 TIUNA GROVE ELWOOD VIC
 3184**

Sold Price

\$810,000

Sold Date

04-Jul-25

2 1 1

Distance

1.25km

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

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