

## 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

6/3 WIMBLEDON 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2025

to

31 May 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

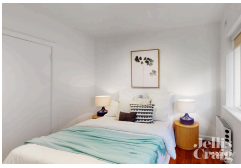
5/195 BRIGHTON ROAD ELWOOD VIC 3184	\$625,000	05-Feb-26
3/38 SCOTT STREET ELWOOD VIC 3184	\$605,000	21-Feb-26
1/46 WAVE STREET ELWOOD VIC 3184	\$666,000	18-Mar-26

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.~~

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Melanie Walden  
 P 90664813  
 M 0422395214  
 E melaniewalden@mcgrath.com.au



**5/195 BRIGHTON ROAD ELWOOD VIC 3184**

Sold Price **\$625,000** Sold Date **05-Feb-26**

2 1 1

Distance **0.72km**



**3/38 SCOTT STREET ELWOOD VIC 3184**

Sold Price **\$605,000** Sold Date **21-Feb-26**

2 1 1

Distance **0.83km**



**1/46 WAVE STREET ELWOOD VIC 3184**

Sold Price **\$666,000** Sold Date **18-Mar-26**

2 1 1

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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