

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

1/3 GREIG COURT 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2024

to

31 Oct 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

5/45 SOUTHEY STREET ELWOOD VIC 3184	\$735,000	09-Aug-25
5/95-97 TENNYSON STREET ELWOOD VIC 3184	\$700,000	12-Sep-25
2/26 DOCKER STREET ELWOOD VIC 3184	\$690,000	06-Sep-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: 28 November 2025

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**5/45 SOUTHEY STREET ELWOOD
VIC 3184**

Sold Price **\$735,000** Sold Date **09-Aug-25**

2 1 1

Distance **0.27km**

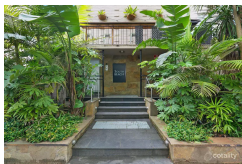


**5/95-97 TENNYSON STREET
ELWOOD VIC 3184**

Sold Price **\$700,000** Sold Date **12-Sep-25**

2 1 1

Distance **0.21km**



**2/26 DOCKER STREET ELWOOD
VIC 3184**

Sold Price ^{RS}**\$690,000** ^{UN} Sold Date **06-Sep-25**

2 1 1

Distance **0.96km**

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

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