

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

178 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,780,000

Property type

House

Suburb

Elwood

Period-from

01 Aug 2024

to

31 Jul 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

4 LYTTON STREET ELWOOD VIC 3184	\$1,305,000	27-Mar-25
19 SMITH STREET ST KILDA VIC 3182	\$1,515,000	23-Aug-25
10 LAMBERT GROVE ST KILDA EAST VIC 3183	\$1,305,000	16-Jun-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: 27 August 2025

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**4 LYTTON STREET ELWOOD VIC
3184**

2 1 1

Sold Price **\$1,305,000** Sold Date **27-Mar-25**

Distance **1.25km**



**19 SMITH STREET ST KILDA VIC
3182**

3 1 1

Sold Price ^{RS} **\$1,515,000** Sold Date **23-Aug-25**

Distance **1.6km**



**10 LAMBERT GROVE ST KILDA
EAST VIC 3183**

2 1 -

Sold Price **\$1,305,000** Sold Date **16-Jun-25**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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