

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

3/11A PINE AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 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

5/28 PINE AVENUE ELWOOD VIC 3184	\$561,000	06-Nov-24
1/8 SPRAY STREET ELWOOD VIC 3184	\$577,000	11-Jul-24
5/23 SCOTT STREET ELWOOD VIC 3184	\$570,000	15-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: 28 October 2025

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**5/28 PINE AVENUE ELWOOD VIC
3184**

Sold Price

\$561,000

Sold Date **06-Nov-24**

 2  1  1

Distance **0.13km**



**1/8 SPRAY STREET ELWOOD VIC
3184**

Sold Price

\$577,000

Sold Date **11-Jul-24**

 2  1  1

Distance **0.24km**



**5/23 SCOTT STREET ELWOOD VIC
3184**

Sold Price

\$570,000

Sold Date **15-Jul-25**

 2  1  1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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