

# 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

22a Austin 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)

Range between \$2,250,000 & \$2,450,000

### Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 six 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
1	2 Austin Av ELWOOD 3184	\$2,600,000	04/12/2025
2	24 Martin St BRIGHTON 3186	\$2,350,000	26/11/2025
3			

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 six months.

This Statement of Information was prepared on:

03/03/2026 11:43



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 205 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,250,000 - \$2,450,000  
**Median House Price**  
Year ending December 2025: \$2,250,000

## Comparable Properties



**2 Austin Av ELWOOD 3184 (REI/VG)**

Agent Comments

4 3 1

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 301 sqm approx



**24 Martin St BRIGHTON 3186 (REI)**

Agent Comments

4 2 3

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 26/11/2025  
**Property Type:** House  
**Land Size:** 392 sqm approx

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 six months.