

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

17 Avoca Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,600,000

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	30 Goldsmith St ELWOOD 3184	\$2,300,000	10/01/2026
2	2 Austin Av ELWOOD 3184	\$2,600,000	04/12/2025
3	88 Mitford St ELWOOD 3184	\$2,575,000	02/10/2025

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 11:46



4 2 1

Rooms: 6
Property Type: House (Res)
Land Size: 355 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 Year ending December 2025: \$2,250,000

Comparable Properties



30 Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$2,300,000
Method: Private Sale
Date: 10/01/2026
Property Type: House (Res)
Land Size: 394 sqm approx



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



88 Mitford St ELWOOD 3184 (REI/VG)

Agent Comments

3 3 2

Price: \$2,575,000
Method: Private Sale
Date: 02/10/2025
Property Type: House (Res)
Land Size: 441 sqm approx

Account - Buxton (Port Phillip) Pty Ltd | P: 03 9536 7222