

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 2/24 Pine Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$910,000 & \$970,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 25/02/2025 to 24/02/2026 Source Property Data

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	5/301 St Kilda St BRIGHTON 3186	\$910,000	12/02/2026
2	101/115 Tennyson St ELWOOD 3184	\$970,000	19/11/2025
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: 25/02/2026 15:38

2/24 Pine Avenue, Elwood Vic 3184

JellisCraig

Trish Mulcahy
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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$910,000 - \$970,000

Median Unit Price
25/02/2025 - 24/02/2026: \$650,000

Comparable Properties



5/301 St Kilda St BRIGHTON 3186 (REI)

[Agent Comments](#)

 2  2  1

Price: \$910,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: Apartment



101/115 Tennyson St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$970,000
Method: Private Sale
Date: 19/11/2025
Property Type: Apartment
Land Size: 791 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.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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