

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

11a Austin Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,245,000 Property Type House Suburb Elwood

Period - From 27/02/2025 to 26/02/2026 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	29 Goldsmith St ELWOOD 3184	\$2,150,000	30/09/2025
2			
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.

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Property Type: House

Land Size: 192 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

27/02/2025 - 26/02/2026: \$2,245,000

Comparable Properties



29 Goldsmith St ELWOOD 3184 (REI/VG)

 3  2  2

Price: \$2,150,000

Method: Private Sale

Date: 30/09/2025

Property Type: House

Land Size: 294 sqm approx

Agent Comments

Land has been subdivided Land size 190sqm 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.