

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

25 Avoca Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

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

Period - From 12/02/2025 to 11/02/2026 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	13 Tennyson St ELWOOD 3184	\$3,255,000	20/10/2025
2	65 Blessington St ST KILDA 3182	\$3,200,000	18/10/2025
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: 12/02/2026 14:09

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4 2 2

Property Type: House (Res)

Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

12/02/2025 - 11/02/2026: \$2,250,000

Comparable Properties



13 Tennyson St ELWOOD 3184 (REI)

Agent Comments

4 2 4

Price: \$3,255,000

Method: Private Sale

Date: 20/10/2025

Property Type: House (Res)

Land Size: 762 sqm approx



65 Blessington St ST KILDA 3182 (REI)

Agent Comments

5 3 3

Price: \$3,200,000

Method: Sold Before Auction

Date: 18/10/2025

Property Type: House (Res)

Land Size: 570 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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