

# 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

10/8 Bluff 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

\$850,000

&

\$925,000

### Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Elwood

Period - From

08/08/2025

to

07/02/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/7 Byrne Avenue Elwood VIC 3184	\$890,000	17/10/2025
1/41 Milton Street Elwood VIC 3184	\$885,000	24/08/2025
12/17 Mitford Street St Kilda VIC 3182	\$890,000	09/08/2025

This Statement of Information was prepared on:

09/02/2026