

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

10/1 HARTPURY AVENUE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Elwood

Period-from

01 Dec 2024

to

30 Nov 2025

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 6 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

6/4 HARTPURY AVENUE ELWOOD VIC 3184	\$640,000	23-Sep-25
3/161 BRIGHTON ROAD ELWOOD VIC 3184	\$685,000	18-Dec-25
12/10 DICKENS STREET ELWOOD VIC 3184	\$685,000	03-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 30 December 2025

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**6/4 HARTPURY AVENUE ELWOOD
 VIC 3184**

Sold Price **\$640,000** Sold Date **23-Sep-25**

2 1 1

Distance **0.08km**



**3/161 BRIGHTON ROAD ELWOOD
 VIC 3184**

Sold Price ^{RS} **\$685,000** Sold Date **18-Dec-25**

2 1 1

Distance **0.38km**



**12/10 DICKENS STREET ELWOOD
 VIC 3184**

Sold Price Sold Date **03-Dec-25**

2 1 1

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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