

# 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

10/13 Beach 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 \$450,000 & \$465,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Elwood

Period - From 02/12/2024 to 01/12/2025 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	8/5 Dickens St ELWOOD 3184	\$465,000	10/08/2025
2	4/4 Poets Gr ELWOOD 3184	\$450,000	12/07/2025
3	11/23-27 Docker St ELWOOD 3184	\$458,000	05/06/2025

**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:

02/12/2025 14:52



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$465,000

**Median Unit Price**

02/12/2024 - 01/12/2025: \$640,000

## Comparable Properties



**8/5 Dickens St ELWOOD 3184 (VG)**

Agent Comments

1   -   -

**Price:** \$465,000

**Method:** Sale

**Date:** 10/08/2025

**Property Type:** Subdivided Flat - Single OYO Flat



**4/4 Poets Gr ELWOOD 3184 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 12/07/2025

**Property Type:** Apartment



**11/23-27 Docker St ELWOOD 3184 (REI)**

Agent Comments

1   1   1

**Price:** \$458,000

**Method:** Private Sale

**Date:** 05/06/2025

**Property Type:** Unit

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