

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

4 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Range between

\$3,900,000

&

\$4,200,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Elwood

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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	62 Chaucer St ST KILDA 3182	\$3,900,000	25/10/2025
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.

This Statement of Information was prepared on:

08/12/2025 10:51



 5  2  3

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$3,900,000 - \$4,200,000
Median House Price
Year ending September 2025: \$2,310,000

Comparable Properties



62 Chaucer St ST KILDA 3182 (REI)

Agent Comments

 4  2  1

Price: \$3,900,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 473 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.