

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

Indicative selling price

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

Single price \$ or range between \$ 2,250,000 &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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.

Address of comparable property	Price	Date of sale
2 78 Addison Street, Elwood	\$2,400,000	23/06/2024
3 89a Mitford Street, Elwood	\$2,290,000	18/10/2024

This Statement of Information was prepared on: