

# 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

7/31 Pine 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,452,000 Property Type Townhouse Suburb Elwood

Period - From 24/02/2024 to 23/02/2025 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	302/35 Ormond Rd ELWOOD 3184	\$1,195,000	14/01/2025
2	15/38 Brighton Rd BALACLAVA 3183	\$1,160,000	11/12/2024
3	2/45 Addison St ELWOOD 3184	\$1,160,000	04/12/2024

**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:

24/02/2025 08:51



2   
 2   
 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Townhouse Price**

24/02/2024 - 23/02/2025: \$1,452,000

## Comparable Properties



**302/35 Ormond Rd ELWOOD 3184 (REI)**

Agent Comments

2   
 2   
 3

**Price:** \$1,195,000

**Method:** Private Sale

**Date:** 14/01/2025

**Property Type:** Apartment

**Land Size:** 50 sqm approx



**15/38 Brighton Rd BALACLAVA 3183 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 11/12/2024

**Property Type:** Townhouse (Res)



**2/45 Addison St ELWOOD 3184 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 04/12/2024

**Property Type:** Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372