

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

2 Austin Avenue, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,650,000

Median sale price

Median price

\$2,265,000

Property Type

House

Suburb

Elwood

Period - From

01/12/2024

to

30/11/2025

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	1 Bluff Av ELWOOD 3184	\$2,620,000	03/10/2025
2	88 Mitford St ELWOOD 3184	\$2,575,000	02/10/2025
3	31a Goldsmith St ELWOOD 3184	\$2,600,000	24/07/2025

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:

01/12/2025 10:48

2 Austin Avenue, Elwood Vic 3184

Sam Gamon
03 9531 1245
0425 702 574
samgamon@jellisrcraig.com.au



4 bedrooms 3 bathrooms 1 car

Property Type: House (Res)
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000
Median House Price
01/12/2024 - 30/11/2025: \$2,265,000

Comparable Properties



1 Bluff Av ELWOOD 3184 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 1 car

Price: \$2,620,000
Method: Private Sale
Date: 03/10/2025
Property Type: House (Res)
Land Size: 302 sqm approx



88 Mitford St ELWOOD 3184 (REI)

Agent Comments

3 bedrooms 3 bathrooms 2 cars

Price: \$2,575,000
Method: Private Sale
Date: 02/10/2025
Property Type: House (Res)



31a Goldsmith St ELWOOD 3184 (REI/VG)

Agent Comments

4 bedrooms 3 bathrooms 2 cars

Price: \$2,600,000
Method: Private Sale
Date: 24/07/2025
Property Type: House (Res)
Land Size: 268 sqm approx

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245