

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 2 Austin Avenue, Elwood Vic 3184
Including suburb and postcode

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



4



3



1

Property Type: House (Res)

Land Size: 301 sqm approx

Agent Comments

Sam Gamon
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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)



4



2



1

Agent Comments

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)



3



3



2

Agent Comments

Price: \$2,575,000

Method: Private Sale

Date: 02/10/2025

Property Type: House (Res)



31a Goldsmith St ELWOOD 3184 (REI/VG)



4



3



2

Agent Comments

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