

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,650,000

### Median sale price

Median price \$2,270,000

Property Type House

Suburb Elwood

Period - From 29/10/2024

to

28/10/2025

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:

29/10/2025 17:33

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4 3 1

Property Type: House  
Land Size: 301 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,500,000 - \$2,650,000  
Median House Price  
29/10/2024 - 28/10/2025: \$2,270,000

Comparable Properties



1 Bluff Av ELWOOD 3184 (REI)  
4 2 1

Agent Comments

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



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