

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

10/3 Avoca Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$450,000

&

\$470,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	5/33 Orange Gr BALACLAVA 3183	\$465,000	13/11/2025
2	3/33 Orange Gr BALACLAVA 3183	\$460,000	18/10/2025
3	27/87 Alma Rd ST KILDA EAST 3183	\$450,000	26/09/2025

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:

12/03/2026 12:00



Rooms: 2

Property Type: Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

December quarter 2025: \$650,000

Comparable Properties



5/33 Orange Gr BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment



3/33 Orange Gr BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$460,000

Method: Auction Sale

Date: 18/10/2025

Property Type: Apartment



27/87 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 26/09/2025

Property Type: Apartment