

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

206A TENNYSON STREET, ELWOOD, VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$2,595,000 to \$2,850,000

### Median sale price

Median price \$660,000

Property type

Unit

Suburb

ELWOOD

Period 01 January 2025 to 31 March 2025

Source

pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

607/14-16 THE ESP, ST KILDA, VIC 3182	**\$2,450,000	01/04/2025
3/37 ORMOND ESP, ELWOOD, VIC 3184	**\$2,495,000	22/03/2025
53 HEAD ST, BRIGHTON, VIC 3186	\$2,414,000	05/03/2025

This Statement of Information was prepared on:

28/04/2025