

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

3/21 Rothesay Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Elwood

Period - From 01/01/2026 to 31/03/2026 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	8/106 Addison St ELWOOD 3184	\$680,000	30/03/2026
2	8/56 Tennyson St ELWOOD 3184	\$675,000	19/03/2026
3	1/46 Wave St ELWOOD 3184	\$666,000	18/03/2026

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:

16/04/2026 15:50

3/21 Rothesay Avenue, Elwood Vic 3184

JellisCraig

Torsten Kasper

03 9531 1245

0428 454 181

torstenkasper@jellisrcraig.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

March quarter 2026: \$680,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/106 Addison St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



8/56 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Private Sale

Date: 19/03/2026

Property Type: Apartment



1/46 Wave St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$666,000

Method: Private Sale

Date: 18/03/2026

Property Type: Apartment

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



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