

# 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

3/35 Pine 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 \$680,000

&

\$740,000

### Median sale price

Median price \$652,000

Property Type Unit

Suburb Elwood

Period - From 07/04/2025

to

06/04/2026

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 | 8/106 Addison St ELWOOD 3184   | \$680,000 | 30/03/2026   |
| 2 | 4/16 Avoca Av ELWOOD 3184      | \$737,500 | 18/02/2026   |
| 3 | 7/69 Spray St ELWOOD 3184      | \$726,000 | 16/12/2025   |

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:

07/04/2026 09:16



**Rooms:** 3  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median Unit Price**  
07/04/2025 - 06/04/2026: \$652,000

## Comparable Properties



**8/106 Addison St ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 30/03/2026  
**Property Type:** Apartment



**4/16 Avoca Av ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$737,500  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** Apartment



**7/69 Spray St ELWOOD 3184 (REI/VG)**

**Agent Comments**



**Price:** \$726,000  
**Method:** Expression of Interest  
**Date:** 16/12/2025  
**Property Type:** Apartment

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372