

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

4/11 Bluff Avenue, Elwood Vic 3184

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2026

to

30/06/2026

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	1/31 Docker St ELWOOD 3184	\$450,000	25/06/2026
2	14/24 Tennyson St ELWOOD 3184	\$450,000	01/06/2026
3			

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:

01/09/2026 12:19



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
June quarter 2026: \$670,000

Comparable Properties



1/31 Docker St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$450,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment



14/24 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$450,000
Method: Private Sale
Date: 01/06/2026
Property Type: Apartment

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.