

# 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

1/27 Gordon 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$2,345,000

Property Type House

Suburb Elwood

Period - From 01/04/2024

to 31/03/2025

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	2/25 Neptune St ST KILDA 3182	\$1,030,000	02/04/2025
2	8/42 Ruskin St ELWOOD 3184	\$1,080,000	28/01/2025
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:

28/05/2025 12:39



2 1 2

Property Type:  
Agent Comments

Indicative Selling Price  
\$1,100,000 - \$1,200,000  
Median House Price  
Year ending March 2025: \$2,345,000

## Comparable Properties



2/25 Neptune St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$1,030,000  
Method: Private Sale  
Date: 02/04/2025  
Property Type: Townhouse (Single)



8/42 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

2 2 1

Price: \$1,080,000  
Method: Sold Before Auction  
Date: 28/01/2025  
Property Type: Townhouse (Single)

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.

Account - Marshall White | P: 03 9822 9999



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