Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	10/13 Beach Avenue, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000	&	\$495,000
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Median sale price

Median price \$618,000	Pro	operty Type Uni	t	Suburb	Elwood
Period - From 22/07/2024	to	21/07/2025	Sour	ce 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

Address of comparable property		Price	Date of sale
1	7/5 Dickens St ELWOOD 3184	\$490,000	20/05/2025
2	6/13 Beach Av ELWOOD 3184	\$470,000	17/05/2025
3	1/91 Ormond Rd ELWOOD 3184	\$490,000	25/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/07/2025 14:17









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$450,000 - \$495,000 **Median Unit Price** 22/07/2024 - 21/07/2025: \$618,000

Comparable Properties



7/5 Dickens St ELWOOD 3184 (REI/VG)

Price: \$490,000 Method: Private Sale Date: 20/05/2025

Property Type: Apartment

Agent Comments



6/13 Beach Av ELWOOD 3184 (VG)



Price: \$470,000 Method: Sale Date: 17/05/2025

Property Type: Strata Unit/Flat

Agent Comments



1/91 Ormond Rd ELWOOD 3184 (VG)

Price: \$490,000 Method: Sale Date: 25/04/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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