

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

10/13 Beach Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$618,000

Property Type Unit

Suburb Elwood

Period - From 22/07/2024

to

21/07/2025

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	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 comparable properties 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



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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)

Agent Comments

 1
  1
  1

Price: \$490,000

Method: Private Sale

Date: 20/05/2025

Property Type: Apartment



6/13 Beach Av ELWOOD 3184 (VG)

Agent Comments

 1
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Price: \$470,000

Method: Sale

Date: 17/05/2025

Property Type: Strata Unit/Flat



1/91 Ormond Rd ELWOOD 3184 (VG)

Agent Comments

 1
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Price: \$490,000

Method: Sale

Date: 25/04/2025

Property Type: Strata Flat - Single OYO Flat

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