

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6 Bluff Avenue Elwood, 3184
---	-----------------------------

Indicative selling price

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

Range between	\$2,950,000 & \$3,100,000
---------------	---------------------------

Median sale price

Median price	\$1,942,500	Property Type	HOUSE	Suburb	ELWOOD
Period - From	01-Sep-2025	to	31-Aug-2026	Source	Cotality

Comparable property sales

	Address of comparable property	Price	Date of sale
1	100 Addison Street, Elwood	\$3,100,000	05-Aug-2026
2	34 Meredith Street, Elwood	\$3,050,000	18-May-2026
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 27-Sep-2026 at 10:04:10 AM AEST