

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

12/8 Bluff Avenue, Elwood Vic 3184

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$646,000

Property Type Unit

Suburb Elwood

Period - From 01/01/2025

to 31/12/2025

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	2/7 Addison St ELWOOD 3184	\$747,145	21/10/2025
2	8/11 Tiuna Gr ELWOOD 3184	\$765,500	25/09/2025
3	7/53 Blessington St ST KILDA 3182	\$755,000	24/09/2025

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:

18/02/2026 08:17



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

Year ending December 2025: \$646,000

Comparable Properties



2/7 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

2
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 1

Price: \$747,145

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment



8/11 Tiuna Gr ELWOOD 3184 (REI/VG)

Agent Comments

2
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 1

Price: \$765,500

Method: Private Sale

Date: 25/09/2025

Property Type: Apartment



7/53 Blessington St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$755,000

Method: Sold Before Auction

Date: 24/09/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336