

# 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

3/23 Pine 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 \$770,000 & \$820,000

### 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	1/6 Broadway ELWOOD 3184	\$820,000	20/11/2025
2	1/21 Glen Huntly Rd ELWOOD 3184	\$810,000	19/11/2025
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:

04/03/2026 11:17

Claudio Perruzza  
9536 9230  
0412 304 152  
cperruzza@bigginScott.com.au



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median Unit Price**  
Year ending December 2025: \$646,000

## Comparable Properties



**1/6 Broadway ELWOOD 3184 (VG)**

Agent Comments

-   -   -

**Price:** \$820,000  
**Method:** Sale  
**Date:** 20/11/2025  
**Property Type:** Strata Unit/Flat



**1/21 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

Agent Comments

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**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** Apartment

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.