

## 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

5/23 MILTON STREET ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$636,250

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

22/16-20 MILTON STREET ELWOOD VIC 3184	\$1,202,000	05-Apr-25
2/79 MITFORD STREET ELWOOD VIC 3184	\$1,130,000	17-Apr-25
8/42 RUSKIN STREET ELWOOD VIC 3184	\$1,080,000	28-Jan-25

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 6 months.~~

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**22/16-20 MILTON STREET  
ELWOOD VIC 3184**

3 2 2

Sold Price **\$1,202,000** Sold Date **05-Apr-25**

Distance **0.21km**



**2/79 MITFORD STREET ELWOOD  
VIC 3184**

3 2 2

Sold Price **\$1,130,000** Sold Date **17-Apr-25**

Distance **0.3km**



**8/42 RUSKIN STREET ELWOOD  
VIC 3184**

2 2 1

Sold Price **\$1,080,000** Sold Date **28-Jan-25**

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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