

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 MILTON STREET ELWOOD VIC 3184

Indicative selling price

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

Single Price

or range
between

\$1,330,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,730,000

Property type

House

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

8 BOWEN STREET BALACLAVA VIC 3183

\$1,450,000

20-Mar-25

13/9 MILTON STREET ELWOOD VIC 3184

\$1,300,000

20-Jan-25

2/10 BLESSINGTON STREET ST KILDA VIC 3182

\$1,360,000

05-Apr-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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**8 BOWEN STREET BALACLAVA
VIC 3183**

3 2 -

Sold Price

\$1,450,000

Sold Date

20-Mar-25

Distance

0.55km



**13/9 MILTON STREET ELWOOD VIC
3184**

2 2 -

Sold Price

\$1,300,000

Sold Date

20-Jan-25

Distance

0.18km



**2/10 BLESSINGTON STREET ST
KILDA VIC 3182**

2 2 2

Sold Price

\$1,360,000

Sold Date

05-Apr-25

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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