

## 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	76 MILTON STREET ELWOOD VIC 3184
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### 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	\$2,500,000	&	\$2,750,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$2,190,000	Property type	House	Suburb	Elwood
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

### 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
88 MITFORD STREET ELWOOD VIC 3184	\$2,675,000	02-Oct-25
96 BRIGHTON ROAD RIPPONLEA VIC 3185	\$2,600,000	13-Oct-25
25 BURNETT STREET ST KILDA VIC 3182	\$2,850,000	02-Jul-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.

This Statement of Information was prepared on: 03 November 2025

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**88 MITFORD STREET ELWOOD VIC 3184** Sold Price <sup>RS</sup> **\$2,675,000 UN** Sold Date **02-Oct-25**

- - 1

Distance **0.49km**



**96 BRIGHTON ROAD RIPPONLEA VIC 3185** Sold Price <sup>RS</sup> **\$2,600,000 UN** Sold Date **13-Oct-25**

5 2 4

Distance **1.1km**



**25 BURNETT STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$2,850,000** Sold Date **02-Jul-25**

5 2 1

Distance **1.64km**

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

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