

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 59 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price \$2,095,000

Property Type House

Suburb Elwood

Period - From 15/04/2025

to 14/04/2026

Source Property Data

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	167 Brighton Rd ELWOOD 3184	\$1,700,000	24/03/2026
2	16 Kingsley St ELWOOD 3184	\$1,837,000	12/03/2026
3	52 Glen Huntly Rd ELWOOD 3184	\$1,810,000	08/11/2025

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:

15/04/2026 13:55

59 Mitford Street, Elwood Vic 3184



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000
Median House Price
15/04/2025 - 14/04/2026: \$2,095,000

Comparable Properties



167 Brighton Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 24/03/2026
Property Type: House



16 Kingsley St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,837,000
Method: Private Sale
Date: 12/03/2026
Property Type: House (Res)
Land Size: 313 sqm approx



52 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,810,000
Method: Private Sale
Date: 08/11/2025
Property Type: House
Land Size: 193 sqm approx

Account - Buxton



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