

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

123 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$2,290,000 Property Type House Suburb Elwood

Period - From 26/02/2024 to 25/02/2025 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	13 Smith St ST KILDA 3182	\$1,610,000	16/11/2024
2	9 St Leonards PI ST KILDA 3182	\$1,600,000	31/10/2024
3	13 Meredith St ELWOOD 3184	\$1,610,000	18/09/2024

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:

26/02/2025 14:39



Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

26/02/2024 - 25/02/2025: \$2,290,000

Comparable Properties



13 Smith St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 260 sqm approx



9 St Leonards Pl ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 133 sqm approx



13 Meredith St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 307 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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