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

7 Wilton Grove, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	\$2,000,000		&		\$2,100,000				
Median sale p	rice								
Median price	\$2,305,000	Pro	operty Type	Hou	ISE		Suburb	Elwood	
Period - From	02/05/2024	to	01/05/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	39 Milton St ELWOOD 3184	\$2,060,000	01/04/2025
2	71 Milton St ELWOOD 3184	\$2,100,000	28/02/2025
3	64 Addison St ELWOOD 3184	\$2,136,000	11/12/2024

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:

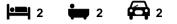
02/05/2025 13:21



Chisholm&Gamon

Sam Gamon





Rooms: 2 Property Type: House (Res) Land Size: 329 sqm approx Agent Comments

03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$2,000,000 - \$2,100,000 **Median House Price** 02/05/2024 - 01/05/2025: \$2,305,000

Comparable Properties



39 Milton St ELWOOD 3184 (REI/VG) ۱



Price: \$2,060,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 297 sqm approx

71 Milton St ELWOOD 3184 (REI/VG) 3

Agent Comments

Agent Comments

Price: \$2,100,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 272 sqm approx



64 Addison St ELWOOD 3184 (REI/VG) • 3 1 1

Agent Comments

Price: \$2,136,000 Method: Private Sale Date: 11/12/2024 Property Type: House Land Size: 321 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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