

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 consumer.vic.gov.au/underquoting

Range between

\$2,000,000

&

\$2,100,000

Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Elwood

Period - From

02/05/2024

to

01/05/2025

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 | 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



2 2 2

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

Comparable Properties



39 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 -

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)

Agent Comments

3 2 -

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)

Agent Comments

3 1 1

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