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	2/79 Mitford Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,150,000
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Median sale price

Median price	\$1,480,000	Pro	perty Type	Townho	ouse	Suburk	Elwood
Period - From	02/04/2024	to	01/04/2025		Sour	ce Proper	ty 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

Add	dress of comparable property	Price	Date of sale
1	602/241 Glen Huntly Rd ELSTERNWICK 3185	\$1,100,000	22/01/2025
2	8/1-5 Martin St ST KILDA 3182	\$1,100,000	06/12/2024
3	1/216 Hotham St ELSTERNWICK 3185	\$1,150,000	16/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2025 14:44









Property Type:Agent Comments

Indicative Selling Price \$1,100,000 - \$1,150,000 Median Townhouse Price 02/04/2024 - 01/04/2025: \$1,480,000

Comparable Properties



602/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)

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Price: \$1,100,000 Method: Sale Date: 22/01/2025

Property Type: Strata Unit/Flat

Agent Comments



8/1-5 Martin St ST KILDA 3182 (REI/VG)

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Agent Comments

Price: \$1,100,000 **Method:** Private Sale **Date:** 06/12/2024

Property Type: Townhouse (Single)



1/216 Hotham St ELSTERNWICK 3185 (REI/VG)

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Price: \$1,150,000

Method: Sold Before Auction

Date: 16/10/2024 Property Type: Unit Agent Comments

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





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