

# 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

2/79 Mitford Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$1,480,000

Property Type Townhouse

Suburb Elwood

Period - From 02/04/2024

to

01/04/2025

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 | 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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/04/2025 14:44



3 2 2

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)

Agent Comments

2 - -

Price: \$1,100,000  
Method: Sale  
Date: 22/01/2025  
Property Type: Strata Unit/Flat



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

Agent Comments

3 1 2

Price: \$1,100,000  
Method: Private Sale  
Date: 06/12/2024  
Property Type: Townhouse (Single)



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

Agent Comments

3 2 2

Price: \$1,150,000  
Method: Sold Before Auction  
Date: 16/10/2024  
Property Type: Unit

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