

# 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

124 Mitford Street, Elwood Vic 3184

### Indicative selling price

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

Single price

\$1,450,000

### Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Elwood

Period - From

01/01/2025

to

31/12/2025

Source

REIV

### 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	48 Brighton Rd BALACLAVA 3183	\$1,435,000	12/01/2026
2	41 Marriott St ST KILDA 3182	\$1,472,000	29/11/2025
3	110 Addison St ELWOOD 3184	\$1,422,000	18/11/2025

**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:

21/02/2026 17:51

Andrew James  
03 9509 0411  
0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$1,450,000

**Median House Price**

Year ending December 2025: \$2,250,000



3   1   1

**Property Type:**

Agent Comments

## Comparable Properties



**48 Brighton Rd BALACLAVA 3183 (REI)**

Agent Comments

3   1   -

**Price:** \$1,435,000

**Method:** Private Sale

**Date:** 12/01/2026

**Property Type:** House

**Land Size:** 347 sqm approx



**41 Marriott St ST KILDA 3182 (REI)**

Agent Comments

3   2   -

**Price:** \$1,472,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)



**110 Addison St ELWOOD 3184 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,422,000

**Method:** Private Sale

**Date:** 18/11/2025

**Property Type:** House

**Land Size:** 232 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525