

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

111 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,500,000 & \$2,650,000

Median sale price

Median price \$2,290,000 Property Type House Suburb Elwood

Period - From 01/10/2024 to 31/12/2024 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 | 7 Ruskin St ELWOOD 3184 | \$2,500,000 | 07/12/2024 |
| 2 | 117 Ruskin St ELWOOD 3184 | \$2,600,000 | 14/09/2024 |
| 3 | | | |

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: 04/02/2025 12:49



 4  4  1

Property Type: House (Res)

Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

December quarter 2024: \$2,290,000

Comparable Properties



7 Ruskin St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$2,500,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 390 sqm approx



117 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

 4  1  1

Price: \$2,600,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 511 sqm approx

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.