

# 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

47b Milton 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)

Range between \$1,375,000 & \$1,475,000

### Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Elwood

Period - From 18/03/2025 to 17/03/2026 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	50b Milton St ELWOOD 3184	\$1,473,000	10/03/2026
2	2/44 Foam St ELWOOD 3184	\$1,475,000	29/12/2025
3	3/481 St Kilda St ELWOOD 3184	\$1,460,000	22/12/2025

**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: 18/03/2026 10:38

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**Indicative Selling Price**

\$1,375,000 - \$1,475,000

**Median Townhouse Price**

18/03/2025 - 17/03/2026: \$1,550,000



2.5 1.5 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**50b Milton St ELWOOD 3184 (REI)**

Agent Comments

3 2 2

**Price:** \$1,473,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Townhouse (Single)



**2/44 Foam St ELWOOD 3184 (REI/VG)**

Agent Comments

2 2 2

**Price:** \$1,475,000

**Method:** Private Sale

**Date:** 29/12/2025

**Property Type:** Townhouse (Single)

**Land Size:** 108 sqm approx



**3/481 St Kilda St ELWOOD 3184 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,460,000

**Method:** Private Sale

**Date:** 22/12/2025

**Property Type:** Townhouse (Single)

**Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245**



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