

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

4/10 Wilton Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

Median sale price

Median price \$1,452,000

Property Type Townhouse

Suburb Elwood

Period - From 27/08/2024

to

26/08/2025

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	501a St Kilda St ELWOOD 3184	\$1,918,000	16/08/2025
2	8/19-21 Ormond Esp ELWOOD 3184	\$1,510,000	05/07/2025
3	2/14 Wilton Gr ELWOOD 3184	\$1,580,000	20/05/2025

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:

27/08/2025 14:32



 3
  2
  2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median Townhouse Price

27/08/2024 - 26/08/2025: \$1,452,000

Comparable Properties



501a St Kilda St ELWOOD 3184 (REI)

Agent Comments

 3
  2
  2

Price: \$1,918,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



8/19-21 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

 3
  2
  2

Price: \$1,510,000

Method: Private Sale

Date: 05/07/2025

Property Type: Townhouse (Single)



2/14 Wilton Gr ELWOOD 3184 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,580,000

Method: Expression of Interest

Date: 20/05/2025

Property Type: Townhouse (Single)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840