

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

2/1 MILTON STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

2/12 SHELLEY STREET ELWOOD VIC 3184	\$690,000	04-Sep-25
8/115 BRIGHTON ROAD ELWOOD VIC 3184	\$720,000	13-Dec-25
3/12 MARYVILLE STREET RIPPONLEA VIC 3185	\$750,000	11-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 16 April 2026



**2/12 SHELLEY STREET ELWOOD
VIC 3184**

Sold Price **\$690,000** Sold Date **04-Sep-25**

2 1 1

Distance **0.87km**



**8/115 BRIGHTON ROAD ELWOOD
VIC 3184**

Sold Price **\$720,000** Sold Date **13-Dec-25**

3 1 1

Distance **0.03km**



**3/12 MARYVILLE STREET
RIPPONLEA VIC 3185**

Sold Price **\$750,000** Sold Date **11-Feb-26**

2 1 1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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