

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

19/17A 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

2/17A MILTON STREET ELWOOD VIC 3184	\$555,000	30-Mar-25
17/17A MILTON STREET ELWOOD VIC 3184	\$540,000	07-Apr-25
22/17A MILTON STREET ELWOOD VIC 3184	\$570,000	09-Apr-25

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: 23 May 2025

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**2/17A MILTON STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$555,000** ^{UN}

Sold Date **30-Mar-25**

 1  1  -

Distance **0km**



**17/17A MILTON STREET ELWOOD
VIC 3184**

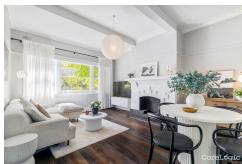
Sold Price

^{RS} **\$540,000** ^{UN}

Sold Date **07-Apr-25**

 1  1  -

Distance **0km**



**22/17A MILTON STREET ELWOOD
VIC 3184**

Sold Price

\$570,000

Sold Date **09-Apr-25**

 1  1  -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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