

## 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

4/23 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,780,000

Property type

Other

Suburb

Elwood

Period-from

01 Jul 2024

to

30 Jun 2025

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

102/34 BYRON STREET ELWOOD VIC 3184	\$1,065,000	14-Jul-25
4B BOWEN STREET BALACLAVA VIC 3183	\$1,085,000	20-Jun-25
2/79 MITFORD STREET ELWOOD VIC 3184	\$1,130,000	17-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: 29 July 2025

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**102/34 BYRON STREET ELWOOD  
 VIC 3184**

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Sold Price <sup>RS</sup> **\$1,065,000** <sup>UN</sup> Sold Date **14-Jul-25**

Distance **0.3km**



**4B BOWEN STREET BALACLAVA  
 VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$1,085,000** <sup>UN</sup> Sold Date **20-Jun-25**

Distance **0.53km**



**2/79 MITFORD STREET ELWOOD  
 VIC 3184**

3 2 2

Sold Price **\$1,130,000** Sold Date **17-Apr-25**

Distance **0.3km**



**1/25-27 GORDON AVENUE  
 ELWOOD VIC 3184**

2 1 2

Sold Price <sup>RS</sup> **\$1,175,000** Sold Date **21-Jun-25**

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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