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	124 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $2,250,000 Property Type House Suburb Elwood

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	8 Evelyn St ST KILDA EAST 3183	$1,301,000	21/02/2026
2	1a Albion St BALACLAVA 3183	$1,300,000	07/12/2025
3	19 Nepean Hwy ELSTERNWICK 3185	$1,300,000	05/11/2025

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: 24/02/2026 17:04

124 Mitford Street, Elwood Vic 3184



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
Year ending December 2025: $2,250,000

Comparable Properties



8 Evelyn St ST KILDA EAST 3183 (REI)

3 1 1

Price: $1,301,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments



1a Albion St BALACLAVA 3183 (VG)

4 - -

Price: $1,300,000
Method: Sale
Date: 07/12/2025
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments



19 Nepean Hwy ELSTERNWICK 3185 (REI/VG)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 05/11/2025
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

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