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	27/24-26 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	$625,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Elwood
Period-from	01 Mar 2024	to	28 Feb 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
6/21-23 TIUNA GROVE ELWOOD VIC 3184	$636,000	05-Feb-25
4/22 WAVE STREET ELWOOD VIC 3184	$690,000	27-Dec-24
9/45-47 NELSON STREET BALACLAVA VIC 3183	$655,000	06-Nov-24

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: 28 March 2025

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6/21-23 TIUNA GROVE ELWOOD VIC 3184

2 1 -

Sold Price **$636,000** Sold Date **05-Feb-25**

Distance **1.32km**



4/22 WAVE STREET ELWOOD VIC 3184

2 1 -

Sold Price **$690,000** Sold Date **27-Dec-24**

Distance **1.06km**



9/45-47 NELSON STREET BALACLAVA VIC 3183

2 2 1

Sold Price **$655,000** Sold Date **06-Nov-24**

Distance **0.86km**

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

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