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	4/130 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $655,000 Property Type Unit Suburb Elwood

Period - From 26/08/2025 to 25/08/2026 Source Property Data

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	9/195 Brighton Rd ELWOOD 3184	$550,000	24/07/2026
2	1/507 St Kilda St ELWOOD 3184	$550,000	15/06/2026
3	6/33 Byron St ELWOOD 3184	$530,000	02/06/2026

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: 26/08/2026 13:17

4/130 Mitford Street, Elwood Vic 3184

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
26/08/2025 - 25/08/2026: $655,000

Comparable Properties



9/195 Brighton Rd ELWOOD 3184 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 24/07/2026
Property Type: Apartment

Agent Comments



1/507 St Kilda St ELWOOD 3184 (REI/VG)

2 1 1

Price: $550,000
Method: Private Sale
Date: 15/06/2026
Property Type: Apartment

Agent Comments



6/33 Byron St ELWOOD 3184 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments

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