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	89a Mitford Street, Elwood Vic 3184

Indicative selling price

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

Range between $2,200,000 & $2,300,000

Median sale price

Median price $2,400,000 Property Type House Suburb Elwood

Period - From 01/04/2024 to 30/06/2024 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	190 Tennyson St ELWOOD 3184	$2,220,000	26/08/2024
2	5a Glen Eira Rd RIPPONLEA 3185	$2,350,000	20/08/2024
3	2 Acacia St ELSTERNWICK 3185	$2,371,000	31/05/2024

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: 30/09/2024 14:38

89a Mitford Street, Elwood Vic 3184

THE AGENCY

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3 2 2

Property Type: Town Home

Agent Comments

Indicative Selling Price
$2,200,000 - $2,300,000
Median House Price
June quarter 2024: $2,400,000

Comparable Properties



190 Tennyson St ELWOOD 3184 (REI)

4 3 1

Price: $2,220,000
Method: Sold Before Auction
Date: 26/08/2024
Property Type: House

Agent Comments



5a Glen Eira Rd RIPPONLEA 3185 (REI)

3 2 1

Price: $2,350,000
Method: Private Sale
Date: 20/08/2024
Property Type: Townhouse (Res)
Land Size: 224 sqm approx

Agent Comments



2 Acacia St ELSTERNWICK 3185 (VG)

4 - -

Price: $2,371,000
Method: Sale
Date: 31/05/2024
Property Type: House (Res)
Land Size: 323 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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