

# 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

17/17a 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)

Single price \$550,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Elwood

Period - From 20/03/2023

to 19/03/2024

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	6/11 Ormond Esp ELWOOD 3184	\$680,000	03/02/2024
2	6/50 Dalgety St ST KILDA 3182	\$552,500	13/12/2023
3	9/1 Coleridge St ELWOOD 3184	\$525,000	22/12/2023

**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:

20/03/2024 15:27



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000

**Median Unit Price**  
20/03/2023 - 19/03/2024: \$680,000

## Comparable Properties



**6/11 Ormond Esp ELWOOD 3184 (REI)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 03/02/2024  
**Property Type:** Apartment



**6/50 Dalgety St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$552,500  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** Apartment



**9/1 Coleridge St ELWOOD 3184 (REI/VG)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** Apartment