

# 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

12/16-20 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

\$995,000

### Median sale price

Median price

\$1,451,250

Property Type

Townhouse

Suburb

Elwood

Period - From

24/10/2023

to

23/10/2024

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	38/220 Barkly St ST KILDA 3182	\$960,000	24/09/2024
2	5/107 Hotham St BALACLAVA 3183	\$1,020,000	11/09/2024
3	1/11 Dickens St ELWOOD 3184	\$960,000	22/06/2024

**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:

24/10/2024 14:06



3   1   1

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$995,000

**Median Townhouse Price**

24/10/2023 - 23/10/2024: \$1,451,250

## Comparable Properties



**38/220 Barkly St ST KILDA 3182 (REI)**

**Agent Comments**

3   2   1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** Unit



**5/107 Hotham St BALACLAVA 3183 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,020,000

**Method:** Private Sale

**Date:** 11/09/2024

**Property Type:** Unit



**1/11 Dickens St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 22/06/2024

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604