

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

19/24-26 Milton Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2024

to

31/12/2024

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	106/356 Barkly St ELWOOD 3184	\$560,000	30/01/2025
2	15/66 Chapel St ST KILDA 3182	\$585,000	24/10/2024
3	213/88 Carlisle St ST KILDA 3182	\$565,000	26/08/2024

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:

24/02/2025 10:21



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$590,000
Median Unit Price
December quarter 2024: \$670,000

Comparable Properties



106/356 Barkly St ELWOOD 3184 (REI)

1 1 1

Price: \$560,000
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment

Agent Comments
Contemporary style, 1 x bedroom,
0.95km from subject property



15/66 Chapel St ST KILDA 3182 (REI)

2 1 -

Price: \$585,000
Method: Private Sale
Date: 24/10/2024
Property Type: Apartment

Agent Comments
St Kilda address, 0.89km from subject
property, 2 x bed, 1 x bath, 1 x car



213/88 Carlisle St ST KILDA 3182 (REI/VG)

2 1 1

Price: \$565,000
Method: Private Sale
Date: 26/08/2024
Property Type: Apartment

Agent Comments
Contemporary style complex, 2 x
bedroom, 1 x bath, 1 x car