Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	19/24-26 Milton Street, Elwood Vic 3184
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		Suburb	Elwood
Period - From	01/10/2024	to	31/12/2024	S	ource	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

Add	dress 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 comparableproperties 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





Simon Dale 0425771377 sdale@bigginscott.com.au

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



|--| 2 **|--|** 1 **|--|** 1

Rooms: 3

Property Type: Apartment Agent Comments

Comparable Properties



106/356 Barkly St ELWOOD 3184 (REI)

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a

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)

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y 1



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

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

Property Type: Apartment

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

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Agent Comments

Agent Comments

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



Price: \$565,000 **Method:** Private Sale **Date:** 26/08/2024

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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