

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

1/41 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$800,000

&

\$860,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Elwood

Period - From 01/07/2024

to 30/06/2025

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	1/24 Dickens St ELWOOD 3184	\$868,000	31/05/2025
2	3/49 Broadway ELWOOD 3184	\$820,000	28/05/2025
3	3/41 Milton St ELWOOD 3184	\$861,000	05/04/2025

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:

13/08/2025 14:09

1/41 Milton Street, Elwood Vic 3184

Chisholm & Gamon

Sam Gamon

03 9531 1245

0425 702 574

sam@chisholmgamon.com.au

Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

Year ending June 2025: \$650,000



2 1 1

Property Type: Unit

Land Size: 98 sqm approx

Agent Comments

Comparable Properties



1/24 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$868,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Apartment



3/49 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



3/41 Milton St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$861,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Apartment

Land Size: 502 sqm approx

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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