

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

1/6 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$651,250

Property Type

Unit

Suburb

Elwood

Period - From

22/09/2025

to

21/09/2026

Source

Property Data

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	2/165 Glen Huntly Rd ELWOOD 3184	\$740,000	16/06/2026
2	2/39 Mitford St ELWOOD 3184	\$715,000	04/06/2026
3	2/73 Westbury St ST KILDA EAST 3183	\$745,000	23/05/2026

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:

22/09/2026 14:41



Property Type:
Agent Comments

Indicative Selling Price
\$729,000
Median Unit Price
22/09/2025 - 21/09/2026: \$651,250

Comparable Properties



2/165 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 16/06/2026
Property Type: Apartment



2/39 Mitford St ELWOOD 3184 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 04/06/2026
Property Type: Apartment



2/73 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$745,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Townhouse (Res)
Land Size: 113 sqm approx