

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

88 Mitford Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,600,000

Median sale price

Median price

\$2,302,500

Property Type

House

Suburb

Elwood

Period - From

01/04/2025

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	93a Alma Rd ST KILDA EAST 3183	\$2,600,000	24/08/2025
2	37 The Avenue BALACLAVA 3183	\$2,630,000	23/08/2025
3	31a Goldsmith St ELWOOD 3184	\$2,600,000	24/07/2025

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:

09/09/2025 15:25



4 3 2

Property Type: House (Res)
Land Size: 440 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000
Median House Price
June quarter 2025: \$2,302,500

Comparable Properties



93a Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

4 2 2

Price: \$2,600,000
Method: Private Sale
Date: 24/08/2025
Property Type: House



37 The Avenue BALACLAVA 3183 (REI)

Agent Comments

4 2 2

Price: \$2,630,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 684 sqm approx



31a Goldsmith St ELWOOD 3184 (REI)

Agent Comments

4 3 2

Price: \$2,600,000
Method: Private Sale
Date: 24/07/2025
Property Type: House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372