

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

2/3 WIMBLEDON AVENUE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

8/5 MILTON STREET ELWOOD VIC 3184	\$580,000	02-May-25
10/24-26 MILTON STREET ELWOOD VIC 3184	\$610,000	11-Feb-25
20/24-26 MILTON STREET ELWOOD VIC 3184	\$675,000	14-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 15 May 2025

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To instantly select and book an inspection for this property, please request an inspection time and enter your contact details

If there are no registered or confirmed attendees for an inspection, that particular inspection may be cancelled. If you wish to attend, please ensure you register your details.

hockingstuart.com.au

hockingstuart

8/5 MILTON STREET ELWOOD VIC 3184

Sold Price

RS

\$580,000

Sold Date

02-May-25



2



1



1

Distance

0.15km



10/24-26 MILTON STREET ELWOOD VIC 3184

Sold Price

\$610,000

Sold Date

11-Feb-25



2



1



1

Distance

0.17km



20/24-26 MILTON STREET ELWOOD VIC 3184

Sold Price

\$675,000

Sold Date

14-Feb-24



2



1



1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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