

# 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

89a Mitford Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$2,262,500

Property Type House

Suburb Elwood

Period - From 26/04/2023

to 25/04/2024

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.

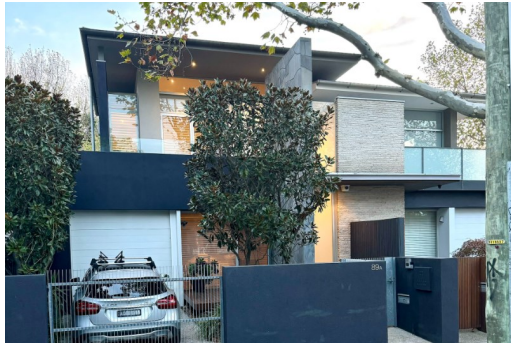
	Address of comparable property	Price	Date of sale
1	302 Barkly St ELWOOD 3184	\$2,800,000	19/02/2024
2	44a Shelley St ELWOOD 3184	\$2,800,000	22/11/2023
3	36 Byrne Av ELWOOD 3184	\$2,775,000	29/02/2024

**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:

26/04/2024 14:44



3 2 2

**Property Type:** House  
**Land Size:** 252 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

26/04/2023 - 25/04/2024: \$2,262,500

## Comparable Properties



**302 Barkly St ELWOOD 3184 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,800,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2024  
**Property Type:** House (Res)  
**Land Size:** 380 sqm approx



**44a Shelley St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3 - -

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** House (Res)  
**Land Size:** 204 sqm approx



**36 Byrne Av ELWOOD 3184 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,775,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** House (Res)  
**Land Size:** 295 sqm approx