

# 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

5/55 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 \$700,000 & \$770,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/10/2025 to 31/12/2025 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	4/16 Avoca Av ELWOOD 3184	\$737,500	20/02/2026
2	6/1a Clarke St ELWOOD 3184	\$741,000	21/02/2026
3	2A/12 Marine Pde ST KILDA 3182	\$757,500	19/02/2026

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:

26/02/2026 16:02



2   1   1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**4/16 Avoca Av ELWOOD 3184 (REI)**

Agent Comments

2   1   1

**Price:** \$737,500

**Method:** Private Sale

**Date:** 20/02/2026

**Property Type:** Apartment



**6/1a Clarke St ELWOOD 3184 (REI)**

Agent Comments

2   1   -

**Price:** \$741,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Apartment



**2A/12 Marine Pde ST KILDA 3182 (REI)**

Agent Comments

2   1   1

**Price:** \$757,500

**Method:** Private Sale

**Date:** 19/02/2026

**Property Type:** Apartment