

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

3/23 MILTON STREET 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

\$995,000

&

\$1,094,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

| | | |
|--|-------------|-----------|
| 4/23 MILTON STREET ELWOOD VIC 3184 | \$1,010,000 | 14-Oct-25 |
| 5/23 MILTON STREET ELWOOD VIC 3184 | \$1,020,000 | 12-Sep-25 |
| 13A/3 WIMBLEDON AVENUE ELWOOD VIC 3184 | \$1,040,000 | 14-Feb-26 |

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: 02 March 2026



**4/23 MILTON STREET ELWOOD
VIC 3184**

2 2 -

Sold Price **\$1,010,000** Sold Date **14-Oct-25**

Distance **0.02km**



**5/23 MILTON STREET ELWOOD
VIC 3184**

2 - -

Sold Price **\$1,020,000** Sold Date **12-Sep-25**

Distance **0.02km**



**13A/3 WIMBLEDON AVENUE
ELWOOD VIC 3184**

3 2 1

Sold Price ^{RS} **\$1,040,000** Sold Date **14-Feb-26**

Distance **0.31km**



**1/30 GOURLAY STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$1,058,000** Sold Date **02-Oct-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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