

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

26/24-26 Milton Street, Elwood Vic 3184

Indicative selling price

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

Range between \$870,000 & \$890,000

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	6/6 Hood St ELWOOD 3184	\$892,500	12/02/2026
2	12/1a Hartpury Av ELWOOD 3184	\$887,000	12/01/2026
3			

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.

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Indicative Selling Price

\$870,000 - \$890,000

Median Unit Price

December quarter 2025: \$650,000



 2  1  2

Property Type: Apartment

Agent Comments

Comparable Properties



6/6 Hood St ELWOOD 3184 (REI)

Agent Comments

 2  2  1

Price: \$892,500

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



12/1a Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

 2  2  1

Price: \$887,000

Method: Private Sale

Date: 12/01/2026

Property Type: Apartment

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.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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