

# 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

1/14 Wilton Grove, 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 \$1,550,000 & \$1,625,000

### Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Elwood

Period - From 18/12/2024 to 17/12/2025 Source Property Data

### 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	1a May St ELWOOD 3184	\$1,525,000	18/11/2025
2	2e Wilton Gr ELWOOD 3184	\$1,655,000	29/09/2025
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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Torsten Kasper  
03 9531 1245  
0428 454 181

torstenkasper@jellisrcraig.com.au

**Indicative Selling Price**

\$1,550,000 - \$1,625,000

**Median Townhouse Price**

18/12/2024 - 17/12/2025: \$1,525,000



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1a May St ELWOOD 3184 (REI)

Agent Comments

2 3 1

**Price:** \$1,525,000

**Method:** Sold Before Auction

**Date:** 18/11/2025

**Property Type:** Townhouse (Res)



2e Wilton Gr ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

**Price:** \$1,655,000

**Method:** Private Sale

**Date:** 29/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 135 sqm approx

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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