

# 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

15/24 Milton 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

\$500,000

&

\$550,000

### Median sale price

Median price

\$646,000

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2025

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	5/16 St Leonards Av ST KILDA 3182	\$520,000	22/11/2025
2	13/125 Ormond Rd ELWOOD 3184	\$505,500	20/10/2025
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.

This Statement of Information was prepared on:

11/03/2026 09:49

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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending December 2025: \$646,000

## Comparable Properties



**5/16 St Leonards Av ST KILDA 3182 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$520,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Apartment

**13/125 Ormond Rd ELWOOD 3184 (VG)**

Agent Comments

1   -   -

**Price:** \$505,500

**Method:** Sale

**Date:** 20/10/2025

**Property Type:** Subdivided Flat - Single OYO Flat

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.