

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

14 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

Median sale price

Median price \$2,345,000

Property Type House

Suburb Elwood

Period - From 01/01/2024

to 31/12/2024

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	25 Sandham St ELSTERNWICK 3185	\$4,500,000	31/10/2024
2	23 Martin St BRIGHTON 3186	\$4,530,000	24/08/2024
3	422 Glen Huntly Rd ELSTERNWICK 3185	\$4,750,000	22/08/2024

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:

21/02/2025 16:04



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Property Type: House
Land Size: 627 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,950,000
Median House Price
Year ending December 2024: \$2,345,000

Comparable Properties



25 Sandham St ELSTERNWICK 3185 (REI)

Agent Comments

4 2 2

Price: \$4,500,000
Method: Private Sale
Date: 31/10/2024
Property Type: House
Land Size: 1746 sqm approx



23 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$4,530,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 610 sqm approx

422 Glen Huntly Rd ELSTERNWICK 3185 (VG)

Agent Comments

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Price: \$4,750,000
Method: Sale
Date: 22/08/2024
Property Type: Retail (Com)
Land Size: 531 sqm approx