

# 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

12 Thackeray 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,290,000 Property Type House Suburb Elwood

Period - From 07/03/2024 to 06/03/2025 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	111 Mitford St ELWOOD 3184	\$2,580,000	01/03/2025
2	28 Burns St ELWOOD 3184	\$2,725,000	13/02/2025
3	117 Ruskin St ELWOOD 3184	\$2,600,000	14/09/2024

**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:

07/03/2025 09:56



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

07/03/2024 - 06/03/2025: \$2,290,000

## Comparable Properties



111 Mitford St ELWOOD 3184 (REI)

Agent Comments

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Price: \$2,580,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 356 sqm approx



28 Burns St ELWOOD 3184 (REI)

Agent Comments

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Price: \$2,725,000

Method: Private Sale

Date: 13/02/2025

Property Type: House



117 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$2,600,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 511 sqm approx