

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

2/26 DICKENS STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

4/41 DICKENS STREET ELWOOD VIC 3184	\$850,000	05-Oct-24
3/10 TENNYSON STREET ST KILDA VIC 3182	\$900,000	12-Sep-24
12/49 ACLAND STREET ST KILDA VIC 3182	\$865,000	27-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 04 March 2025

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**4/41 DICKENS STREET ELWOOD
 VIC 3184**

Sold Price **\$850,000** Sold Date **05-Oct-24**

2 1 -

Distance **0.05km**



**3/10 TENNYSON STREET ST KILDA
 VIC 3182**

Sold Price **\$900,000** Sold Date **12-Sep-24**

2 2 -

Distance **0.5km**



**12/49 ACLAND STREET ST KILDA
 VIC 3182**

Sold Price **\$865,000** Sold Date **27-Sep-24**

3 1 -

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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