

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

\$895,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Apr 2024

to

31 Mar 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

3/41 MILTON STREET ELWOOD VIC 3184	\$860,000	10-Jan-83
4/41 DICKENS STREET ELWOOD VIC 3184	\$850,000	05-Oct-24
49/343-346 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$885,000	24-Feb-25

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: 05 April 2025

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3/41 MILTON STREET ELWOOD VIC 3184 Sold Price **\$860,000** Sold Date **10-Jan-83**

2 1 -

Distance **0.44km**



4/41 DICKENS STREET ELWOOD VIC 3184 Sold Price **\$850,000** Sold Date **05-Oct-24**

2 1 -

Distance **0.05km**



49/343-346 BEACONSFIELD PARADE ST KILDA WEST VIC 3182 Sold Price ^{RS} **\$885,000** ^{UN} Sold Date **24-Feb-25**

2 2 -

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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