

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

78 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,600,000 & \$2,750,000

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	28 Burns St ELWOOD 3184	\$2,725,000	13/02/2025
2	7 Acland St ST KILDA 3182	\$2,620,000	30/11/2024
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:

27/02/2025 15:36



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Property Type: House
Land Size: 376 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,600,000 - \$2,750,000
Median House Price
 Year ending December 2024: \$2,345,000

Comparable Properties



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



7 Acland St ST KILDA 3182 (REI)

Agent Comments

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Price: \$2,620,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)



117 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

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  1

Price: \$2,600,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 511 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372