

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

1/33 DOCKER 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

8/18 BURNS STREET ELWOOD VIC 3184	\$507,000	12-Oct-25
1/37 RUSKIN STREET ELWOOD VIC 3184	\$530,000	25-Oct-25
8/119 BRIGHTON ROAD ELWOOD VIC 3184	\$492,000	06-Oct-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.~~

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8/18 BURNS STREET ELWOOD VIC 3184 Sold Price **\$507,000** Sold Date **12-Oct-25**

 1  1  -

Distance **0.89km**



1/37 RUSKIN STREET ELWOOD VIC 3184 Sold Price ^{RS} **\$530,000** Sold Date **25-Oct-25**

 1  1  -

Distance **1.32km**



8/119 BRIGHTON ROAD ELWOOD VIC 3184 Sold Price **\$492,000** Sold Date **06-Oct-25**

 1  1  -

Distance **1.5km**

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

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