

## 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

12/10 DICKENS 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### 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

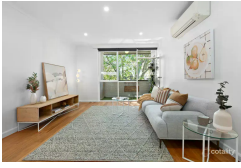
12/17 DICKENS STREET ELWOOD VIC 3184	\$652,500	30-Oct-25
1/19A DICKENS STREET ELWOOD VIC 3184	\$650,000	19-May-25
9/11 HERBERT STREET ST KILDA VIC 3182	\$685,000	04-Oct-25

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.~~

This Statement of Information was prepared on: 07 November 2025

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**12/17 DICKENS STREET ELWOOD  
 VIC 3184**

2 1 -

Sold Price

<sup>RS</sup> **\$652,500**

Sold Date **30-Oct-25**

Distance **0.09km**



**1/19A DICKENS STREET ELWOOD  
 VIC 3184**

2 1 1

Sold Price

**\$650,000**

Sold Date **19-May-25**

Distance **0.11km**



**9/11 HERBERT STREET ST KILDA  
 VIC 3182**

2 1 1

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date **04-Oct-25**

Distance **0.39km**

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

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