

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 Thackeray Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$2,495,000

Median sale price

Median price

\$2,290,000

Property Type

House

Suburb

Elwood

Period - From

05/04/2024

to

04/04/2025

Source

Property Data

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	29 Docker St ELWOOD 3184	\$2,505,000	15/03/2025
2	111 Mitford St ELWOOD 3184	\$2,580,000	01/03/2025
3			

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:

05/04/2025 13:22



4 2 2

Property Type: House
Land Size: 361 sqm approx
Agent Comments

Comparable Properties



29 Docker St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$2,505,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)



111 Mitford St ELWOOD 3184 (REI)

Agent Comments

4 4 1

Price: \$2,580,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 356 sqm approx

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.