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

19/29 Dickens Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$890,000			
Median sale price								
Median price	\$636,000	Pro	operty Type	Unit			Suburb	Elwood
Period - From	02/06/2024	to	01/06/2025		So	urce	Property	y 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/26 Dickens St ELWOOD 3184	\$875,000	30/04/2025
2	4/21a Dickens St ELWOOD 3184	\$942,000	15/03/2025
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:

02/06/2025 16:53



Chisholm&Gamon





Property Type: Apartment Agent Comments

Indicative Selling Price \$850,000 - \$890,000 Median Unit Price 02/06/2024 - 01/06/2025: \$636,000

Comparable Properties



2/26 Dickens St ELWOOD 3184 (REI)



Price: \$875,000 Method: Private Sale Date: 30/04/2025 Property Type: Apartment Agent Comments



4/21a Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$942,000 Method: Auction Sale Date: 15/03/2025 Property Type: Apartment

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.

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