

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 consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$890,000

Median sale price

Median price \$636,000

Property Type Unit

Suburb Elwood

Period - From 02/06/2024

to

01/06/2025

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	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



3 1 1

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)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

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.