

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

2/35 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Elwood

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	4/33 Byron St ELWOOD 3184	\$551,000	21/07/2026
2	12/26 Beach Av ELWOOD 3184	\$573,000	27/06/2026
3	4/82 Dickens St ELWOOD 3184	\$605,000	17/06/2026

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:

11/08/2026 14:59

2/35 Dickens Street, Elwood Vic 3184



Charmayne Dulley
03 9509 0411
0430 788 680

charmayne.dulley@belleproperty.com

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

June quarter 2026: \$670,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/33 Byron St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$551,000

Method: Private Sale

Date: 21/07/2026

Property Type: Apartment



12/26 Beach Av ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$573,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Apartment

Land Size: 73 sqm approx



4/82 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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