

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

4/21a Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between \$870,000

&

\$925,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Elwood

Period - From 01/10/2024

to 31/12/2024

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	6/27 Ormond Rd ELWOOD 3184	\$940,000	10/12/2024
2	12/29 Dickens St ELWOOD 3184	\$945,000	26/10/2024
3	6/21a Dickens St ELWOOD 3184	\$915,000	21/09/2024

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:

20/02/2025 14:53

4/21a Dickens Street, Elwood Vic 3184

Chisholm&Gamon

Torsten Kasper

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Indicative Selling Price

\$870,000 - \$925,000

Median Unit Price

December quarter 2024: \$670,000



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



6/27 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$940,000

Method: Private Sale

Date: 10/12/2024

Property Type: Apartment



12/29 Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$945,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Apartment



6/21a Dickens St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$915,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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