

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

4/25 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Single price

\$497,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2025

to

31/03/2025

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	5/44 Southey St ELWOOD 3184	\$501,500	26/04/2025
2	3/119 Tennyson St ELWOOD 3184	\$495,000	26/03/2025
3	6/30 Mitford St ST KILDA 3182	\$490,000	19/03/2025

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:

28/05/2025 15:57

4/25 Dickens Street, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

03 9531 1245

0428 454 181

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Indicative Selling Price

\$497,000

Median Unit Price

March quarter 2025: \$625,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



5/44 Southey St ELWOOD 3184 (REI)

Agent Comments

1 1 -

Price: \$501,500

Method: Private Sale

Date: 26/04/2025

Property Type: Apartment



3/119 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$495,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Apartment



6/30 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 -

Price: \$490,000

Method: Private Sale

Date: 19/03/2025

Property Type: Apartment

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



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