

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

4/41 DICKENS STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Flats

Suburb

Elwood

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

7/3 GLEN EIRA ROAD RIPPONLEA VIC 3185	\$1,060,000	26-Oct-25
1/13-15 ORMOND ESPLANADE ELWOOD VIC 3184	\$975,000	08-Jul-25

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 6 months.

This Statement of Information was prepared on: 07 January 2026

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**7/3 GLEN EIRA ROAD RIPPONLEA
VIC 3185**

Sold Price

\$1,060,000

Sold Date

26-Oct-25

2

1

1

Distance

1.04km**1/13-15 ORMOND ESPLANADE
ELWOOD VIC 3184**

Sold Price

\$975,000

Sold Date

08-Jul-25

2

1

1

Distance

1.1km**RS** = Recent sale**UN** = Undisclosed Sale

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