

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

6/86 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Aug 2024

to

31 Jul 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

6/1 RUSKIN STREET ELWOOD VIC 3184	\$1,000,000	01-Mar-25
9/360 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$928,000	06-May-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: 27 August 2025

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**6/1 RUSKIN STREET ELWOOD VIC 3184**

Sold Price

\$1,000,000

Sold Date

01-Mar-25 2 1 1

Distance

0.43km**9/360 BEACONSFIELD PARADE ST KILDA WEST VIC 3182**

Sold Price

\$928,000

Sold Date

06-May-25 2 1 1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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