Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,500,000

Property offered for sale

Address	78 Dickens Street, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,300,000	&	\$2,450,000
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Median sale price

Median price	\$2,300,000	Pro	perty Type	House		Suburb	Elwood
Period - From	16/04/2024	to	15/04/2025		Source	Property	/ Data

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	12 Thackeray St ELWOOD 3184	\$2,425,000	05/04/2025
2	111 Mitford St ELWOOD 3184	\$2,580,000	01/03/2025

OR

3

7 Ruskin St ELWOOD 3184

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:	16/04/2025 09:22



07/12/2024









Property Type: House **Land Size:** 376 sqm approx

Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$2,300,000 - \$2,450,000 Median House Price 16/04/2024 - 15/04/2025: \$2,300,000

Comparable Properties



12 Thackeray St ELWOOD 3184 (REI)







2

Price: \$2,425,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: House (Res)

Agent Comments



111 Mitford St ELWOOD 3184 (REI)







) 1

Price: \$2,580,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) **Land Size:** 356 sqm approx

Agent Comments



7 Ruskin St ELWOOD 3184 (REI/VG)

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2

Price: \$2,500,000 **Method:** Auction Sale **Date:** 07/12/2024

Property Type: House (Res) **Land Size:** 390 sqm approx

Agent Comments

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





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