

# 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

78 Dickens Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,450,000

### Median sale price

Median price \$2,300,000 Property 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
3	7 Ruskin St ELWOOD 3184	\$2,500,000	07/12/2024

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:

16/04/2025 09:22



4
 3
 2

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

**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)**

**Agent Comments**

4
 2
 2

**Price:** \$2,425,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)



**111 Mitford St ELWOOD 3184 (REI)**

**Agent Comments**

4
 4
 1

**Price:** \$2,580,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 356 sqm approx



**7 Ruskin St ELWOOD 3184 (REI/VG)**

**Agent Comments**

3
 2
 2

**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx