

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

14 Thackeray Street, Elwood Vic 3184

Indicative selling price

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

Range between \$2,650,000

&

\$2,850,000

Median sale price

Median price \$2,302,500

Property Type House

Suburb Elwood

Period - From 01/04/2025

to

30/06/2025

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	66 Blessington St ST KILDA 3182	\$2,765,000	22/05/2025
2	30 Wave St ELWOOD 3184	\$2,700,000	05/04/2025
3	28 Burns St ELWOOD 3184	\$2,725,000	13/02/2025

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:

04/08/2025 15:48

**Property Type:** House (Res)**Land Size:** 380 sqm approx**Agent Comments****Indicative Selling Price**

\$2,650,000 - \$2,850,000

Median House Price

June quarter 2025: \$2,302,500

Comparable Properties

**66 Blessington St ST KILDA 3182 (REI)****Agent Comments****Price:** \$2,765,000**Method:** Sold Before Auction**Date:** 22/05/2025**Property Type:** House**30 Wave St ELWOOD 3184 (REI)****Agent Comments****Price:** \$2,700,000**Method:** Sold Before Auction**Date:** 05/04/2025**Property Type:** House (Res)**28 Burns St ELWOOD 3184 (REI/VG)****Agent Comments****Price:** \$2,725,000**Method:** Private Sale**Date:** 13/02/2025**Property Type:** House**Land Size:** 224 sqm approx**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372