

# 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

12 Thackeray Street, Elwood Vic 3184

### Indicative selling price

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

Single price \$2,495,000

### Median sale price

Median price \$2,290,000

Property Type House

Suburb Elwood

Period - From 05/04/2024

to 04/04/2025

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	29 Docker St ELWOOD 3184	\$2,505,000	15/03/2025
2	111 Mitford St ELWOOD 3184	\$2,580,000	01/03/2025
3			

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:

05/04/2025 13:22



 4  2  2

**Property Type:** House  
**Land Size:** 361 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,495,000

**Median House Price**

05/04/2024 - 04/04/2025: \$2,290,000

## Comparable Properties



**29 Docker St ELWOOD 3184 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$2,505,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**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

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.