Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 29 Docker Street, Elwood Vic 3184

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,290,000	Pro	operty Type House		se		Suburb	Elwood
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	71 Milton St ELWOOD 3184	\$2,100,000	28/02/2025
2	18 Docker St ELWOOD 3184	\$2,020,000	12/10/2024
3	42 Shelley St ELWOOD 3184	\$2,200,000	14/09/2024

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:

11/03/2025 10:14



RT Edgar

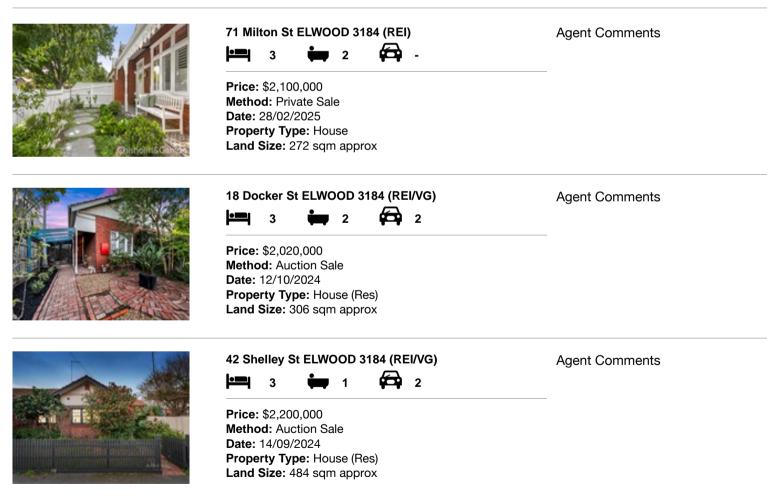
Marshall Rushford 0418 396 981 mrushford@rtedgar.com.au





Property Type: House Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price December quarter 2024: \$2,290,000

Comparable Properties



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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