

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

6/86 DICKENS STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,020,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

3/41 DICKENS STREET ELWOOD VIC 3184	\$1,020,000	28-May-25
4/13-15 ORMOND ESPLANADE ELWOOD VIC 3184	\$1,080,000	16-May-25
3/14 WIMBLEDON AVENUE ELWOOD VIC 3184	\$1,010,000	11-Jun-25

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 6 months.~~

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3/41 DICKENS STREET ELWOOD VIC 3184

2 1 1

Sold Price **\$1,020,000** Sold Date **28-May-25**

Distance **0.44km**



4/13-15 ORMOND ESPLANADE ELWOOD VIC 3184

2 1 1

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **16-May-25**

Distance **0.93km**



3/14 WIMBLEDON AVENUE ELWOOD VIC 3184

2 1 1

Sold Price **\$1,010,000** Sold Date **11-Jun-25**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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