

# 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

17 Docker 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)

Range between \$1,900,000 & \$2,000,000

### Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 22/01/2025 to 21/01/2026 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	5 Hartpury Av ELWOOD 3184	\$1,905,000	05/01/2026
2	36 Meredith St ELWOOD 3184	\$1,915,000	27/10/2025
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: 22/01/2026 15:56

Sam Gamon

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3   2   4

**Property Type:** House

**Land Size:** 318 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,000,000

**Median House Price**

22/01/2025 - 21/01/2026: \$2,250,000

## Comparable Properties



**5 Hartpury Av ELWOOD 3184 (REI)**

Agent Comments

3   2   3

**Price:** \$1,905,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** House

**Land Size:** 310 sqm approx



**36 Meredith St ELWOOD 3184 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,915,000

**Method:** Private Sale

**Date:** 27/10/2025

**Property Type:** House (Res)

**Land Size:** 722 sqm approx

Land size was incorrect Actually  
351sqm (\*source REIV PDOL)

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.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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