

# 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 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)

Single price

\$4,595,000

### Median sale price

Median price

\$2,725,000

Property Type

House

Suburb

Elwood

Period - From

01/01/2025

to

31/03/2025

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 | 60 Cole St BRIGHTON 3186       | \$4,800,000 | 31/05/2025   |
| 2 | 121 Ruskin St ELWOOD 3184      | \$4,900,000 | 06/03/2025   |
| 3 | 14 Bendigo Av ELWOOD 3184      | \$4,250,000 | 08/02/2025   |

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:

25/06/2025 16:29



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Property Type: House  
Land Size: 618 sqm approx  
Agent Comments

Indicative Selling Price  
\$4,595,000  
Median House Price  
March quarter 2025: \$2,725,000

Comparable Properties



60 Cole St BRIGHTON 3186 (REI)

Agent Comments

- - -

Price: \$4,800,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: Land (Res)  
Land Size: 1030 sqm approx



121 Ruskin St ELWOOD 3184 (REI/VG)

Agent Comments

4 1 5

Price: \$4,900,000  
Method: Private Sale  
Date: 06/03/2025  
Property Type: House  
Land Size: 1020 sqm approx



14 Bendigo Av ELWOOD 3184 (REI/VG)

Agent Comments

5 3 3

Price: \$4,250,000  
Method: Sold Before Auction  
Date: 08/02/2025  
Property Type: House (Res)  
Land Size: 630 sqm approx