

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 THACKERAY 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

or range
between

\$2,675,000

&

\$2,875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Elwood

Period-from

01 May 2025

to

30 Apr 2026

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

10 POZIERES AVENUE ELWOOD VIC 3184	\$2,830,000	-
42 VALE STREET ST KILDA VIC 3182	\$2,690,000	14-Mar-26

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.

This Statement of Information was prepared on: 25 May 2026

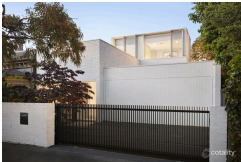


**10 POZIERES AVENUE ELWOOD
VIC 3184**

4 2 2

Sold Price **\$2,830,000** Sold Date -

Distance **0.06km**



**42 VALE STREET ST KILDA VIC
3182**

4 3 3

Sold Price **\$2,690,000** Sold Date **14-Mar-26**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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