

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

or range
between

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Elwood

Period-from

01 Oct 2024

to

30 Sep 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

3/8A DICKENS STREET ELWOOD VIC 3184	\$940,000	13-Jun-25
2/86 ALMA ROAD ST KILDA VIC 3182	\$950,000	01-Oct-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.

This Statement of Information was prepared on: 07 October 2025

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**3/8A DICKENS STREET ELWOOD
VIC 3184** 2  1  1

Sold Price

\$940,000

Sold Date

13-Jun-25

Distance

0.97km**2/86 ALMA ROAD ST KILDA VIC
3182** 2  1  -

Sold Price

^{RS} **\$950,000**

Sold Date

01-Oct-25

Distance

1.97km**RS** = Recent sale**UN** = Undisclosed Sale

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