

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

59 Dickens Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,900,000

&

\$3,150,000

Median sale price

Median price \$2,090,000

Property Type House

Suburb Elwood

Period - From 22/05/2025

to

21/05/2026

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	70 Marine Pde ELWOOD 3184	\$3,210,000	15/04/2026
2	51 Shelley St ELWOOD 3184	\$2,950,000	16/02/2026
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:

22/05/2026 15:24



Property Type: House

Agent Comments

Comparable Properties



70 Marine Pde ELWOOD 3184 (REI)

Agent Comments



Price: \$3,210,000

Method: Private Sale

Date: 15/04/2026

Property Type: House (Res)

Land Size: 405 sqm approx



51 Shelley St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,950,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 542 sqm approx

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.