

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

6/31 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Elwood

Period - From

25/06/2025

to

24/06/2026

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	3/13 Beach Av ELWOOD 3184	\$415,000	15/04/2026
2	2/38 Spray St ELWOOD 3184	\$400,000	24/03/2026
3	5/485 St Kilda St ELWOOD 3184	\$415,000	17/03/2026

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:

25/06/2026 10:56



 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

25/06/2025 - 24/06/2026: \$660,000

Comparable Properties



3/13 Beach Av ELWOOD 3184 (VG)

Agent Comments

 1
  -
  -

Price: \$415,000

Method: Sale

Date: 15/04/2026

Property Type: Strata Unit/Flat



2/38 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$400,000

Method: Private Sale

Date: 24/03/2026

Property Type: Apartment



5/485 St Kilda St ELWOOD 3184 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$415,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372