## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 66 Dickens Street, Elwood Vic 3184

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,100,000		&		\$2,200,0	00		
Median sale price								
Median price	\$2,345,000	Pro	operty Type	Hou	se		Suburb	Elwood
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	26 Coleridge St ELWOOD 3184	\$2,305,000	05/04/2025
2	39 Milton St ELWOOD 3184	\$2,060,000	01/04/2025
3	71 Milton St ELWOOD 3184	\$2,100,000	28/02/2025

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.

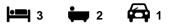
This Statement of Information was prepared on:

06/05/2025 15:03









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$2,100,000 - \$2,200,000 Median House Price Year ending March 2025: \$2,345,000

# **Comparable Properties**

26 Coleridge St ELWOOD 3184 (REI) 3 2 2 2 Price: \$2,305,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 389 sqm approx	Agent Comments
39 Milton St ELWOOD 3184 (REI/VG) → 3 → 1 → - Price: \$2,060,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 297 sqm approx	Agent Comments
71 Milton St ELWOOD 3184 (REI/VG) 3 2 - Price: \$2,100,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 272 sqm approx	Agent Comments

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



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