

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

Penthouse/12 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/04/2026

to

30/06/2026

Source

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.

	Address of comparable property	Price	Date of sale
1	G2/73 Tennyson St ELWOOD 3184	\$2,100,000	20/05/2026
2	21 Spray St ELWOOD 3184	\$2,090,000	09/05/2026
3	60 William St BALACLAVA 3183	\$2,035,000	07/02/2026

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:

15/07/2026 13:27

 3  3  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median Unit Price
June quarter 2026: \$670,000

Comparable Properties

G2/73 Tennyson St ELWOOD 3184 (VG)

Agent Comments

 2  -  -

Price: \$2,100,000
Method: Sale
Date: 20/05/2026
Property Type: Strata Unit/Flat



21 Spray St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$2,090,000
Method: Private Sale
Date: 09/05/2026
Property Type: House
Land Size: 392 sqm approx



60 William St BALACLAVA 3183 (REI/VG)

Agent Comments

 4  2  -

Price: \$2,035,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 198 sqm approx