

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

9/8 Docker Street, Elwood Vic 3184

Indicative selling price

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

Range between \$385,000

&

\$420,000

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	3/13 Beach Av ELWOOD 3184	\$415,000	15/04/2026
2	16/25 Bendigo Av ELWOOD 3184	\$385,000	31/03/2026
3	8/40 Ormond Rd ELWOOD 3184	\$410,000	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:

06/07/2026 09:45



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Property Type: Strata Unit/Flat

Agent Comments

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



16/25 Bendigo Av ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$385,000

Method: Private Sale

Date: 31/03/2026

Property Type: Apartment



8/40 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: Unit