

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

9/5 DICKENS STREET ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,500

Property type

Unit

Suburb

Elwood

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

220/27-31 HERBERT STREET ST KILDA VIC 3182	\$735,000	01-Apr-25
4/88 BLESSINGTON STREET ST KILDA VIC 3182	\$750,000	22-May-25
6/21-23 BRIGHTON ROAD ST KILDA VIC 3182	\$745,000	29-Apr-25

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 6 months.~~

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**220/27-31 HERBERT STREET ST
KILDA VIC 3182**
 2  2  1

Sold Price

\$735,000

Sold Date

01-Apr-25

Distance

0.44km

**4/88 BLESSINGTON STREET ST
KILDA VIC 3182**
 2  2  -

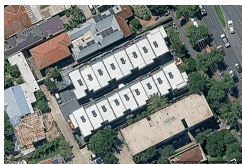
Sold Price

\$750,000

Sold Date

22-May-25

Distance

0.42km

**6/21-23 BRIGHTON ROAD ST
KILDA VIC 3182**
 2  2  1

Sold Price

\$745,000

Sold Date

29-Apr-25

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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