

# 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

103/12-14 Dickens Street, Elwood VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$636,250

Property Type

Unit

Suburb

Elwood

Period - From

17/12/2024

to

16/06/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
222/138 Glen Eira Road Elsternwick VIC 3185	\$690,000	14/03/2025
104/190 Alma Road St Kilda East VIC 3183	\$688,000	21/02/2025
161-163 Fitzroy Street St Kilda VIC 3182	\$675,000	07/03/2025

This Statement of Information was prepared on:

17/06/2025