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	10/4 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between $370,000 & $400,000

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	17/400 Barkly St ELWOOD 3184	$372,000	10/08/2026
2	12/125 Tennyson St ELWOOD 3184	$394,000	02/07/2026
3	15/27 Mitford St ST KILDA 3182	$380,000	30/04/2026

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: 25/08/2026 14:54

10/4 Dickens Street, Elwood Vic 3184



1 1 1

Rooms: 3
Property Type:
Divorce/Estate/Family Transfers
Land Size: 1500 sqm approx

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
June quarter 2026: $670,000

Comparable Properties



17/400 Barkly St ELWOOD 3184 (REI)

1 1 -

Price: $372,000
Method: Private Sale
Date: 10/08/2026
Property Type: Apartment

Agent Comments



12/125 Tennyson St ELWOOD 3184 (REI/VG)

1 1 1

Price: $394,000
Method: Private Sale
Date: 02/07/2026
Property Type: Apartment

Agent Comments



15/27 Mitford St ST KILDA 3182 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment

Agent Comments

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

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