

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

13/5 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

9/95 ADDISON STREET ELWOOD VIC 3184	\$758,000	24-Jul-26
8/46-48 RUSKIN STREET ELWOOD VIC 3184	\$760,000	10-Jul-26
2/11 BROADWAY ELWOOD VIC 3184	\$768,625	28-Jul-26

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.~~

This Statement of Information was prepared on: 14 September 2026

Alicia Kate Walker

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**9/95 ADDISON STREET ELWOOD
VIC 3184**

Sold Price

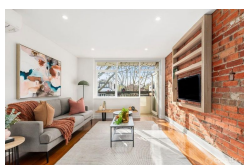
\$758,000

Sold Date

24-Jul-26

2 1 -

Distance

1.11km
**8/46-48 RUSKIN STREET ELWOOD
VIC 3184**

Sold Price

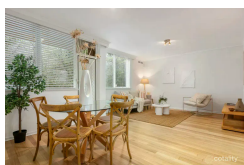
\$760,000

Sold Date

10-Jul-26

2 1 1

Distance

0.85km
**2/11 BROADWAY ELWOOD VIC
3184**

Sold Price

\$768,625

Sold Date

28-Jul-26

2 1 -

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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