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	50 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,520,000 & $1,620,000

Median sale price

Median price $2,290,000 Property Type House Suburb Elwood

Period - From 01/07/2024 to 30/06/2025 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	50 Broadway ELWOOD 3184	$1,550,000	22/04/2025
2	34 Elm Gr BALACLAVA 3183	$1,610,000	16/03/2025
3	6 Godfrey Av ST KILDA EAST 3183	$1,600,000	12/03/2025

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: 09/09/2025 10:15

50 Dickens Street, Elwood Vic 3184



3 1 1

Property Type: House (Res)
Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price
$1,520,000 - $1,620,000
Median House Price
Year ending June 2025: $2,290,000

Comparable Properties



50 Broadway ELWOOD 3184 (REI/VG)

3 1 2

Price: $1,550,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 345 sqm approx

Agent Comments



34 Elm Gr BALACLAVA 3183 (REI/VG)

3 1 2

Price: $1,610,000
Method: Auction Sale
Date: 16/03/2025
Property Type: House (Res)
Land Size: 437 sqm approx

Agent Comments



6 Godfrey Av ST KILDA EAST 3183 (REI/VG)

3 1 -

Price: $1,600,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)
Land Size: 213 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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