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	25/5 Dickens Street, Elwood Vic 3184

Indicative selling price

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

Range between $550,000 & $580,000

Median sale price

Median price $654,000 Property Type Unit Suburb Elwood

Period - From 01/04/2025 to 31/03/2026 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.

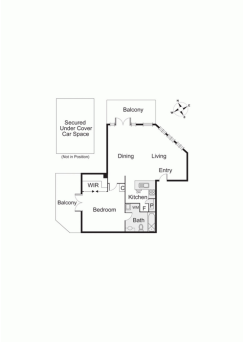
	Address of comparable property	Price	Date of sale
1	10/10 Carlisle St ST KILDA 3182	$550,000	13/04/2026
2	4/8 The Avenue WINDSOR 3181	$555,000	05/02/2026
3	25/185 Barkly St ST KILDA 3182	$560,000	16/01/2026

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: 26/05/2026 12:22

25/5 Dickens Street, Elwood Vic 3184



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $580,000
Median Unit Price
Year ending March 2026: $654,000

Comparable Properties



10/10 Carlisle St ST KILDA 3182 (VG)

1 - -

Price: $550,000
Method: Sale
Date: 13/04/2026
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



4/8 The Avenue WINDSOR 3181 (REI/VG)

1 1 1

Price: $555,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Apartment

Agent Comments



25/185 Barkly St ST KILDA 3182 (REI)

1 1 1

Price: $560,000
Method: Private Sale
Date: 16/01/2026
Property Type: Apartment

Agent Comments

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

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