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	1 Dryden Street, Elwood Vic 3184

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $2,090,000 Property Type House Suburb Elwood

Period - From 01/01/2026 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	140 Tennyson St ELWOOD 3184	$1,210,000	18/04/2026
2	6 Woodstock St BALACLAVA 3183	$1,300,000	26/03/2026
3			

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: 12/06/2026 11:12

1 Dryden Street, Elwood Vic 3184



2 1 1

Property Type: House
Land Size: 216 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2026: $2,090,000

Comparable Properties



140 Tennyson St ELWOOD 3184 (REI)

2 1 -

Price: $1,210,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments

Land size: 200sqm approx.



6 Woodstock St BALACLAVA 3183 (REI/VG)

2 1 -

Price: $1,300,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 189 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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