

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

52 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 10:22



3
 1
 1

Property Type: House (Res)

Land Size: 315 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)

Agent Comments

3
 1
 2

Price: \$1,550,000

Method: Private Sale

Date: 22/04/2025

Property Type: House

Land Size: 345 sqm approx



34 Elm Gr BALACLAVA 3183 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,610,000

Method: Auction Sale

Date: 16/03/2025

Property Type: House (Res)

Land Size: 437 sqm approx



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

Agent Comments

3
 1
 -

Price: \$1,600,000

Method: Sold Before Auction

Date: 12/03/2025

Property Type: House (Res)

Land Size: 213 sqm approx

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