

# 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

6/30 Docker Street, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$643,000 Property Type Unit Suburb Elwood

Period - From 01/04/2025 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 | G01/12-14 Dickens St ELWOOD 3184 | \$520,000 | 17/06/2025   |
| 2 | 4/18 Burns St ELWOOD 3184        | \$563,000 | 10/05/2025   |
| 3 | 5/102 Broadway ELWOOD 3184       | \$570,000 | 24/04/2025   |

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:

19/08/2025 15:27



1
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**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 852 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

June quarter 2025: \$643,000

## Comparable Properties



**G01/12-14 Dickens St ELWOOD 3184 (REI)**

**Agent Comments**

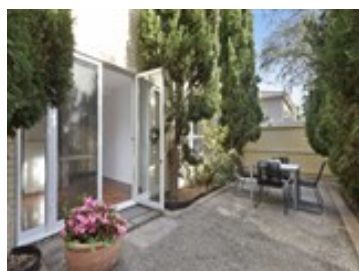
1
 1
 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 17/06/2025

**Property Type:** Apartment



**4/18 Burns St ELWOOD 3184 (REI/VG)**

**Agent Comments**

1
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 1

**Price:** \$563,000

**Method:** Auction Sale

**Date:** 10/05/2025

**Property Type:** Apartment



**5/102 Broadway ELWOOD 3184 (REI/VG)**

**Agent Comments**

1
 1
 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 24/04/2025

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 03 95239444 | F: 03 9523 9433



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