

## 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

9/5 DICKENS STREET ELWOOD VIC 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Elwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 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

11/15 HERBERT STREET ST KILDA VIC 3182	\$771,000	07-Oct-24
1/9 HERBERT STREET ST KILDA VIC 3182	\$740,000	02-Feb-25
11/19 MITFORD STREET ST KILDA VIC 3182	\$745,000	21-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 04 March 2025

Romeo Digioacchino

M 0439593564

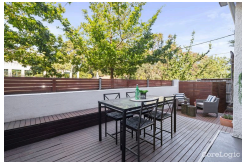
E romeo.d@obrienrealestate.com.au


**11/15 HERBERT STREET ST KILDA  
VIC 3182**

Sold Price

**\$771,000**

Sold Date **07-Oct-24**
 2    1    1

Distance **0.47km**

**1/9 HERBERT STREET ST KILDA  
VIC 3182**

Sold Price

**\$740,000**

Sold Date **02-Feb-25**
 2    1    -

Distance **0.49km**

**11/19 MITFORD STREET ST KILDA  
VIC 3182**

Sold Price

**\$745,000**

Sold Date **21-Oct-24**
 2    2    -

Distance **0.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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