

# 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

15/30 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 \$670,000 & \$700,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/10/2025 to 31/12/2025 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	5/3 Alfriston St ELWOOD 3184	\$690,000	28/01/2026
2	9/45 Southey St ELWOOD 3184	\$670,000	04/10/2025
3	201/95 Ormond Rd ELWOOD 3184	\$697,500	23/09/2025

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:

19/02/2026 11:49

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$670,000 - \$700,000

Median Unit Price

December quarter 2025: \$650,000

## Comparable Properties



5/3 Alfriston St ELWOOD 3184 (REI)

Agent Comments

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Price: \$690,000

Method: Private Sale

Date: 28/01/2026

Property Type: Unit



9/45 Southey St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$670,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Apartment



201/95 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$697,500

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245