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	g04/35 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between $550,000 & $585,000

Median sale price

Median price $670,000 Property Type Unit Suburb Elwood

Period - From 01/01/2024 to 31/12/2024 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	205/356 Barkly St ELWOOD 3184	$550,000	27/10/2024
2	2/45 Foam St ELWOOD 3184	$560,000	15/09/2024
3	504/241 Glen Huntly Rd ELSTERNWICK 3185	$585,000	22/08/2024

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: 11/02/2025 08:35

g04/35 Ormond Road, Elwood Vic 3184



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $585,000
Median Unit Price
Year ending December 2024: $670,000

Comparable Properties



205/356 Barkly St ELWOOD 3184 (REI/VG)

1 1 1

Price: $550,000
Method: Private Sale
Date: 27/10/2024
Property Type: Unit

Agent Comments



2/45 Foam St ELWOOD 3184 (REI/VG)

1 1 1

Price: $560,000
Method: Private Sale
Date: 15/09/2024
Property Type: Apartment

Agent Comments

504/241 Glen Huntly Rd ELSTERNWICK 3185 (VG)

1 - -

Price: $585,000
Method: Sale
Date: 22/08/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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