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	208/122 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price $430,000

Median sale price

Median price $625,000 Property Type Unit Suburb Elwood

Period - From 01/01/2025 to 31/03/2025 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	3/8 Pine Av ELWOOD 3184	$465,000	12/04/2025
2	2/4 Poets Gr ELWOOD 3184	$430,000	09/04/2025
3	7/6-8 Cyril St ELWOOD 3184	$428,000	30/10/2024

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: 30/04/2025 15:49

208/122 Ormond Road, Elwood Vic 3184



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000
Median Unit Price
March quarter 2025: $625,000

Comparable Properties



3/8 Pine Av ELWOOD 3184 (REI)

1 1 1

Price: $465,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Apartment

Agent Comments



2/4 Poets Gr ELWOOD 3184 (REI)

1 1 1

Price: $430,000
Method: Private Sale
Date: 09/04/2025
Property Type: Apartment

Agent Comments



7/6-8 Cyril St ELWOOD 3184 (REI)

1 1 1

Price: $428,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

Agent Comments

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

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