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<br>Including suburb and postcode | 4/15 Ormond Esplanade, Elwood Vic 3184 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $670,000 Property Type Unit Suburb Elwood

Period - From 01/04/2024 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 | 6/1 Ruskin St ELWOOD 3184 | $1,000,000 | 01/03/2025 |
| 2 | 366A Barkly St ELWOOD 3184 | $1,035,000 | 17/02/2025 |
| 3 | | | |

**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: 10/04/2025 10:28

# 4/15 Ormond Esplanade, Elwood Vic 3184

Chisholm&Gamon
Torsten Kasper
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0428 454 181
torsten@chisholmgamon.com.au




2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median Unit Price**
Year ending March 2025: $670,000

## Comparable Properties



**6/1 Ruskin St ELWOOD 3184 (REI/VG)**

3 1 1

**Price:** $1,000,000
**Method:** Auction Sale
**Date:** 01/03/2025
**Property Type:** Apartment

Agent Comments



**366A Barkly St ELWOOD 3184 (REI)**

2 1 1

**Price:** $1,035,000
**Method:** Private Sale
**Date:** 17/02/2025
**Property Type:** Unit
**Land Size:** 230 sqm approx

Agent Comments

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.



REIV THE DIFFERENCE | propertydata.com.au

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