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	204/96 ORMOND ROAD ELWOOD VIC 3184

Indicative selling price

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

~~Single Price~~		or range between	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$618,500	Property type	Unit	Suburb	Elwood
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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
108/96 ORMOND ROAD ELWOOD VIC 3184	$567,500	25-Aug-25
14/17 BYRNE AVENUE ELWOOD VIC 3184	$580,000	29-Aug-25
9/26 DOCKER STREET ELWOOD VIC 3184	$610,000	19-Sep-25

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: 15 October 2025

Sam Hartrick
M 0421272726
E sam@hartrickproperty.com.au



108/96 ORMOND ROAD ELWOOD VIC 3184

2 1 1

Sold Price **$567,500** Sold Date **25-Aug-25**

Distance **0km**



14/17 BYRNE AVENUE ELWOOD VIC 3184

1 1 1

Sold Price RS **$580,000** UN Sold Date **29-Aug-25**

Distance **0.52km**



9/26 DOCKER STREET ELWOOD VIC 3184

2 1 1

Sold Price RS **$610,000** Sold Date **19-Sep-25**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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