

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

1&2/89 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$2,725,000

Property Type House

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	560 New St BRIGHTON 3186	\$2,655,000	22/03/2025
2	29 Docker St ELWOOD 3184	\$2,505,000	15/03/2025
3	96 Bay St BRIGHTON 3186	\$2,500,000	05/01/2025

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:

18/06/2025 16:27



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
March quarter 2025: \$2,725,000

Comparable Properties



560 New St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,655,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 476 sqm approx



29 Docker St ELWOOD 3184 (REI)

Agent Comments



Price: \$2,505,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)



96 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 05/01/2025
Property Type: House
Land Size: 636 sqm approx