

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

1/127 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

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	16 Rainsford St ELWOOD 3184	\$1,960,000	14/05/2025
2	7/146 Glen Huntly Rd ELWOOD 3184	\$1,617,500	09/04/2025
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:

10/06/2025 15:45



3 2 1

Property Type: Townhouse
(Single)

Land Size: 201 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median Unit Price

Year ending March 2025: \$670,000

Comparable Properties



16 Rainsford St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,960,000

Method: Private Sale

Date: 14/05/2025

Property Type: House (Res)

Land Size: 160 sqm approx



7/146 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,617,500

Method: Private Sale

Date: 09/04/2025

Property Type: Townhouse (Single)

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.

Account - VICPROP | P: 03 8888 1011