

# 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

2/40 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$345,000

### Median sale price

Median price \$668,750

Property Type Unit

Suburb Elwood

Period - From 28/01/2024

to 27/01/2025

Source Property Data

### 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	8/8 Robert St ELWOOD 3184	\$325,000	21/12/2024
2	7/91 Ormond Rd ELWOOD 3184	\$340,000	16/12/2024
3	17/40 Ormond Rd ELWOOD 3184	\$330,000	20/09/2024

**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:

28/01/2025 12:22