Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	9/91 Ormond Esplanade, Elwood Vic 3184
Including suburb and	•
postcode	
•	

Indicative selling price

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

Range between \$360,000	&	\$380,000
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Median sale price

Median price \$670,	000 Pro	operty Type	Jnit		Suburb	Elwood
Period - From 01/10	/2024 to	31/12/2024		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

,	and the companion property		Date of care
1	6/125 Tennyson St ELWOOD 3184	\$375,000	03/02/2025
2	11/24 Scott St ELWOOD 3184	\$375,000	31/01/2025
3	7/6 Byron St ELWOOD 3184	\$380,000	06/01/2025

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:	26/02/2025 09:54
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Date of sale





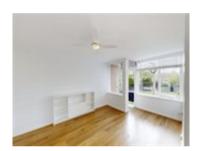
Property Type: Apartment Agent Comments

Chisholm&Gamon

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Indicative Selling Price \$360,000 - \$380,000 **Median Unit Price** December quarter 2024: \$670,000

Comparable Properties



6/125 Tennyson St ELWOOD 3184 (REI)





Price: \$375,000 Method: Private Sale Date: 03/02/2025

Property Type: Apartment

Agent Comments



11/24 Scott St ELWOOD 3184 (REI)







Agent Comments

Price: \$375,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment



7/6 Byron St ELWOOD 3184 (VG)







Price: \$380,000 Method: Sale Date: 06/01/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



