

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

Single price \$329,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Elwood

Period - From 10/02/2024

to 09/02/2025

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	4/125 Tennyson St ELWOOD 3184	\$310,000	09/11/2024

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:

10/02/2025 10:53



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$329,000

Median Unit Price

10/02/2024 - 09/02/2025: \$660,000

Comparable Properties



8/8 Robert St ELWOOD 3184 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 21/12/2024

Property Type: Apartment



7/91 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 16/12/2024

Property Type: Apartment



4/125 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 09/11/2024

Property Type: Apartment

Land Size: 675 sqm approx