

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

7/61 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$667,500 Property Type Unit Suburb Elwood

Period - From 15/01/2024 to 14/01/2025 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	6/19 Avoca Av ELWOOD 3184	\$607,000	19/12/2024
2	3/59 Ormond Rd ELWOOD 3184	\$650,000	24/11/2024
3	5/48 Spray St ELWOOD 3184	\$604,000	23/10/2024

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:

15/01/2025 14:35



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

15/01/2024 - 14/01/2025: \$667,500

Comparable Properties



6/19 Avoca Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$607,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



3/59 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 24/11/2024

Property Type: Apartment



5/48 Spray St ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$604,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Apartment