Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	1/127 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 \$1,750,000	&	\$1,850,000
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Median sale price

Median price	\$1,439,500	Pro	perty Type To	wnhouse		Suburb	Elwood
Period - From	07/07/2024	to	06/07/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/61a Tennyson St ELWOOD 3184	\$1,885,000	04/06/2025
2	201/34 Byron St ELWOOD 3184	\$1,790,000	05/05/2025
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:	07/07/2025 15:47



Date of sale







Property Type: Townhouse **Land Size:** 201 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median Townhouse Price 07/07/2024 - 06/07/2025: \$1,439,500

Comparable Properties



3/61a Tennyson St ELWOOD 3184 (REI)

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Agent Comments

Price: \$1,885,000 **Method:** Private Sale **Date:** 04/06/2025

Property Type: Townhouse (Single)



201/34 Byron St ELWOOD 3184 (REI)

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Price: \$1,790,000



2

Agent Comments

Method: Private Sale Date: 05/05/2025 Property Type: Unit

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





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