

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

1/127 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,439,500

Property Type Townhouse

Suburb Elwood

Period - From 07/07/2024

to 06/07/2025

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 | 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



3 2 1

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)

Agent Comments

3 3 2

Price: \$1,885,000

Method: Private Sale

Date: 04/06/2025

Property Type: Townhouse (Single)



201/34 Byron St ELWOOD 3184 (REI)

Agent Comments

3 2 2

Price: \$1,790,000

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