

# 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

105/96 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$620,000

### Median sale price

Median price \$643,000

Property Type Unit

Suburb Elwood

Period - From 01/04/2025

to 30/06/2025

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	Price	Date of sale
1	504/18 Mccombie St ELSTERNWICK 3185	\$585,000	06/05/2025
2	108/116 Martin St BRIGHTON 3186	\$620,000	05/04/2025
3	20/220 Barkly St ST KILDA 3182	\$600,000	02/04/2025

**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:

21/08/2025 15:09

105/96 Ormond Road, Elwood Vic 3184

Chisholm & Gamon

Torsten Kasper

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**Indicative Selling Price**

\$590,000 - \$620,000

**Median Unit Price**

June quarter 2025: \$643,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**504/18 Mccombie St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 06/05/2025

**Property Type:** Apartment



**108/116 Martin St BRIGHTON 3186 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 05/04/2025

**Property Type:** Apartment



**20/220 Barkly St ST KILDA 3182 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 02/04/2025

**Property Type:** Apartment

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



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