

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

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



Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 06/05/2025

Property Type: Apartment



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

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 05/04/2025

Property Type: Apartment



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

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 02/04/2025

Property Type: Apartment

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