

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

107/96 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$469,000

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	117/27-31 Herbert St ST KILDA 3182	\$450,000	28/07/2025
2	203/65 Grosvenor St BALACLAVA 3183	\$475,000	26/06/2025
3	205/95 Ormond Rd ELWOOD 3184	\$466,000	09/05/2025

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:

19/08/2025 09:56

107/96 Ormond Road, Elwood Vic 3184

Chisholm & Gamon

Andrew Vandermeer

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Indicative Selling Price

\$469,000

Median Unit Price

June quarter 2025: \$643,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



117/27-31 Herbert St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 28/07/2025

Property Type: Apartment



203/65 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$475,000

Method: Private Sale

Date: 26/06/2025

Property Type: Apartment



205/95 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$466,000

Method: Private Sale

Date: 09/05/2025

Property Type: Apartment

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



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