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&2/89 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ח \$2,700,000		&		\$2,900,000			
Median sale price								
Median price	\$2,725,000	Pro	operty Type	Hou	se		Suburb	Elwood
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Blairgowrie Ct BRIGHTON 3186	\$3,050,000	29/03/2025
2	560 New St BRIGHTON 3186	\$2,655,000	22/03/2025
3	10 Selwyn St BRIGHTON 3186	\$3,060,000	19/12/2024

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:

23/05/2025 13:08









Property Type: Agent Comments Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price March quarter 2025: \$2,725,000

Comparable Properties

	3 Blairgowrie Ct BRIGHTON 3186 (REI) 3 2 3 Price: \$3,050,000 Method: Auction Sale Date: 29/03/2025 Property Type: House (Res) Land Size: 664 sqm approx	Agent Comments
Encode Lat. Canada Frances	560 New St BRIGHTON 3186 (REI/VG) 4 2 2 2 Price: \$2,655,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 476 sqm approx	Agent Comments
	10 Selwyn St BRIGHTON 3186 (REI) 4 3 2 Price: \$3,060,000 Method: Private Sale Date: 19/12/2024 Property Type: House Land Size: 557 sqm approx	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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