

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 between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,725,000 Property Type House Suburb Elwood

Period - From 01/01/2025 to 31/03/2025 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	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)

Agent Comments



Price: \$3,050,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx



560 New St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,655,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 476 sqm approx



10 Selwyn St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,060,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 557 sqm approx

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