

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

18/91 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

01/07/2024

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	6/56 Byron St ELWOOD 3184	\$390,000	23/06/2025
2	3/26 Pine Av ELWOOD 3184	\$395,000	04/06/2025
3	11/15 Pine Av ELWOOD 3184	\$395,000	15/05/2025

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:

13/08/2025 13:47

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Indicative Selling Price
\$399,000

Median Unit Price
Year ending June 2025: \$650,000



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



6/56 Byron St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$390,000
Method: Private Sale
Date: 23/06/2025
Property Type: Apartment



3/26 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment



11/15 Pine Av ELWOOD 3184 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment