

# 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

205/95 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$475,000

### Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Elwood

Period - From

01/10/2024

to

31/12/2024

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	204/122 Ormond Rd ELWOOD 3184	\$475,000	26/02/2025
2	6/5 Dickens St ELWOOD 3184	\$460,000	31/01/2025
3	204/35 Ormond Rd ELWOOD 3184	\$510,000	17/12/2024

**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:

11/03/2025 09:55

205/95 Ormond Road, Elwood Vic 3184

Chisholm&Gamon

Andrew Vandermeer

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Indicative Selling Price

\$475,000

Median Unit Price

December quarter 2024: \$670,000



1 bed 1 bath 1 car

Rooms: 2  
Property Type: Apartment  
Agent Comments

## Comparable Properties



204/122 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$475,000  
Method: Private Sale  
Date: 26/02/2025  
Property Type: Apartment



6/5 Dickens St ELWOOD 3184 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$460,000  
Method: Private Sale  
Date: 31/01/2025  
Property Type: Apartment



204/35 Ormond Rd ELWOOD 3184 (VG)

Agent Comments

1 bed - bath - car

Price: \$510,000  
Method: Sale  
Date: 17/12/2024  
Property Type: Subdivided Flat - Single OYO Flat

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



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