

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

208/122 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$625,000

Property Type

Unit

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	3/8 Pine Av ELWOOD 3184	\$465,000	12/04/2025
2	2/4 Poets Gr ELWOOD 3184	\$430,000	09/04/2025
3	7/6-8 Cyril St ELWOOD 3184	\$428,000	30/10/2024

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:

30/04/2025 15:49



1 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$430,000
Median Unit Price
March quarter 2025: \$625,000

Comparable Properties



3/8 Pine Av ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$465,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Apartment



2/4 Poets Gr ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 09/04/2025
Property Type: Apartment



7/6-8 Cyril St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$428,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

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