

# 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

4/135-137 Ormond Esplanade, Elwood Vic 3184

### Indicative selling price

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

Range between \$1,575,000

&

\$1,700,000

### Median sale price

Median price \$1,439,500

Property Type Townhouse

Suburb Elwood

Period - From 06/05/2024

to

05/05/2025

Source

Property Data

### 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	7/146 Glen Huntly Rd ELWOOD 3184	\$1,617,500	09/04/2025
2	6/146 Glen Huntly Rd ELWOOD 3184	\$1,850,000	04/03/2025
3			

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:

06/05/2025 15:14



4 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,575,000 - \$1,700,000  
**Median Townhouse Price**  
06/05/2024 - 05/05/2025: \$1,439,500

## Comparable Properties



7/146 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

3 2 2

**Price:** \$1,617,500  
**Method:** Private Sale  
**Date:** 09/04/2025  
**Property Type:** Townhouse (Single)



6/146 Glen Huntly Rd ELWOOD 3184 (REI/VG)

Agent Comments

4 3 2

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** Townhouse (Res)

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.