

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

6/45A ORMOND ESPLANADE ELWOOD VIC 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Elwood

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

10/1 COLERIDGE STREET ELWOOD VIC 3184	\$530,000	29-Oct-25
10/220 BARKLY STREET ST KILDA VIC 3182	-	28-Oct-25
9D/12 MARINE PARADE ST KILDA VIC 3182	\$500,000	17-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 26 November 2025

Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



**10/1 COLERIDGE STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$530,000**

Sold Date

29-Oct-25

1 1 1

Distance

1.16km



**10/220 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

^{RS} - ^{UN}

Sold Date

28-Oct-25

1 1 1

Distance

1.63km



**9D/12 MARINE PARADE ST KILDA
VIC 3182**

Sold Price

\$500,000

Sold Date

17-Jun-25

1 1 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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