Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
----------	---------	-------	------

Address	1/127 Ormond Esplanade, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,750,000	&	\$1,850,000
---------------------------	---	-------------

Median sale price

Median price	\$1,439,500	Pro	perty Type To	wnhouse		Suburb	Elwood
Period - From	07/07/2024	to	06/07/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/61a Tennyson St ELWOOD 3184	\$1,885,000	04/06/2025
2	201/34 Byron St ELWOOD 3184	\$1,790,000	05/05/2025
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:	07/07/2025 15:47



Date of sale







Property Type: Townhouse **Land Size:** 201 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median Townhouse Price 07/07/2024 - 06/07/2025: \$1,439,500

Comparable Properties



3/61a Tennyson St ELWOOD 3184 (REI)

•=

3

;

J 3

Æ

2

Agent Comments

Price: \$1,885,000 **Method:** Private Sale **Date:** 04/06/2025

Property Type: Townhouse (Single)



201/34 Byron St ELWOOD 3184 (REI)

•

3

Price: \$1,790,000



2

Agent Comments

Method: Private Sale Date: 05/05/2025 Property Type: Unit

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.

Account - VICPROP | P: 03 8888 1011





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.