

# 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

123 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

\$4,400,000

&

\$4,700,000

### Median sale price

Median price

\$2,290,000

Property Type

House

Suburb

Elwood

Period - From

01/07/2024

to

30/06/2025

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 | 29 Addison St ELWOOD 3184      | \$4,000,000 | 29/07/2025   |
| 2 |                                |             |              |
| 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:

05/08/2025 10:46



 2  2  5

**Property Type:** House (Previously Occupied - Detached)  
**Agent Comments**

**Indicative Selling Price**  
\$4,400,000 - \$4,700,000  
**Median House Price**  
Year ending June 2025: \$2,290,000

## Comparable Properties



**29 Addison St ELWOOD 3184 (REI)**

**Agent Comments**

 4  2  5

**Price:** \$4,000,000  
**Method:** Private Sale  
**Date:** 29/07/2025  
**Property Type:** House  
**Land Size:** 683 sqm approx

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.