Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,580,000

Property offered for sale

Address	89 Ormond Esplanade, Elwood Vic 3184
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,650,000

111 Mitford St ELWOOD 3184

Median sale price

Median price	\$2,725,000	Pro	pperty Type Ho	ouse]	Suburb	Elwood
Period - From	01/01/2025	to	31/03/2025	So	ource	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 1 560 New St BRIGHTON 3186 \$2,655,000 22/03/2025 2 12 Ruskin St ELWOOD 3184 \$2,607,000 08/03/2025

OR

3

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:	30/06/2025 11:52



01/03/2025







Agent Comments

Indicative Selling Price \$2,650,000 **Median House Price** March quarter 2025: \$2,725,000

Comparable Properties



560 New St BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$2,655,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 476 sqm approx



12 Ruskin St ELWOOD 3184 (VG)







Price: \$2,607,000 Method: Sale Date: 08/03/2025

Property Type: House (Res) Land Size: 229 sqm approx

Agent Comments



111 Mitford St ELWOOD 3184 (REI/VG)





Agent Comments

Price: \$2,580,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 356 sqm approx

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





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