

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

111/122-126 ORMOND ROAD 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

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,250

Property type

Unit

Suburb

Elwood

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

208/122-126 ORMOND ROAD ELWOOD VIC 3184	\$415,000	21-May-25
3/568 NEW STREET BRIGHTON VIC 3186	\$398,000	02-Apr-25
4/45 SOUTHEY STREET ELWOOD VIC 3184	\$380,000	21-May-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: 08 June 2025

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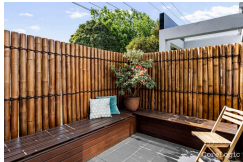


**208/122-126 ORMOND ROAD
ELWOOD VIC 3184**

Sold Price **\$415,000** Sold Date **21-May-25**

1 1 1

Distance **0km**



**3/568 NEW STREET BRIGHTON VIC
3186**

Sold Price ^{RS} **\$398,000** ^{UN} Sold Date **02-Apr-25**

1 1 1

Distance **0.81km**



**4/45 SOUTHEY STREET ELWOOD
VIC 3184**

Sold Price ^{RS} **\$380,000** ^{UN} Sold Date **21-May-25**

1 1 1

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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