

# 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

79 Ormond Esp, 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

\$3,000,000

&

\$3,300,000

### Median sale price

Median price

\$2,332,500

Property type

House

Suburb

Elwood

Period - From

01/04/2025

to

30/06/2025

Source



PropTrack

### 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
63 Foam Street, Elwood, VIC 3184	\$3,050,000	19/05/2025
111 Ormond Esplanade, Elwood, VIC 3184	\$3,329,000	26/05/2025
20 Spray Street, Elwood, VIC 3184	\$3,150,000	06/07/2025

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: 21/07/2025