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	

Indicative selling price

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

Range between	\$430,000	&	\$450,000

Median sale price

Median price	\$625,000	Pro	perty Type Ur	it		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

Address of comparable property		Price	Date of sale
1	11/23-27 Docker St ELWOOD 3184	\$458,000	05/06/2025
2	208/122 Ormond Rd ELWOOD 3184	\$415,000	26/05/2025
3	205/95 Ormond Rd ELWOOD 3184	\$466,000	09/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/06/2025 09:25











Property Type: Apartment **Agent Comments**

Indicative Selling Price \$430,000 - \$450,000

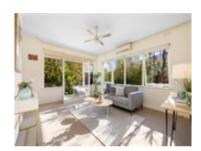
Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574

Median Unit Price March quarter 2025: \$625,000

sam@chisholmgamon.com.au

Comparable Properties



11/23-27 Docker St ELWOOD 3184 (REI)





Price: \$458,000 Method: Private Sale Date: 05/06/2025 Property Type: Unit

Agent Comments



208/122 Ormond Rd ELWOOD 3184 (REI/VG)







Price: \$415,000 Method: Private Sale Date: 26/05/2025

Property Type: Apartment

Agent Comments



205/95 Ormond Rd ELWOOD 3184 (REI/VG)







Price: \$466,000 Method: Private Sale Date: 09/05/2025

Property Type: Apartment

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



