

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

1/91 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

\$490,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Elwood

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2/3 GOLDSMITH STREET ELWOOD VIC 3184	\$512,500	31-May-25
6/74 MITFORD STREET ELWOOD VIC 3184	\$522,000	22-Jul-24
5/44 SOUTHEY STREET ELWOOD VIC 3184	\$501,500	27-Apr-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: 05 September 2025



2/3 GOLDSMITH STREET ELWOOD VIC 3184 Sold Price **\$512,500** Sold Date **31-May-25**

 1
  1
  1
 Distance **0.94km**



6/74 MITFORD STREET ELWOOD VIC 3184 Sold Price **\$522,000** Sold Date **22-Jul-24**

 1
  1
  1
 Distance **0.96km**



5/44 SOUTHEY STREET ELWOOD VIC 3184 Sold Price **\$501,500** Sold Date **27-Apr-25**

 1
  1
  1
 Distance **0.98km**

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

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