

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

8/40 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Elwood

Period - From 01/10/2025 to 31/12/2025 Source 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	16/18-20 Selwyn Av ELWOOD 3184	\$385,000	24/11/2025
2	5/141 Glen Huntly Rd ELWOOD 3184	\$377,000	27/08/2025
3	10/48 Southey St ELWOOD 3184	\$385,000	15/08/2025

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:

10/02/2026 11:11

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Rooms: 2
 Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$370,000 - \$390,000
Median Unit Price
 December quarter 2025: \$650,000



Comparable Properties



16/18-20 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment



5/141 Glen Huntly Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$377,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment



10/48 Southey St ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$385,000
Method: Private Sale
Date: 15/08/2025
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



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