

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

4/9 Wilton Grove, Elwood Vic 3184

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$652,000 Property Type Unit Suburb Elwood

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	18/32 Ormond Rd ELWOOD 3184	\$487,000	28/12/2025
2			
3			

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.

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Rhianna Hoyle
03 9531 1245
0408 100 583

rhiannahoyle@jellisrcraig.com.au

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

17/02/2025 - 16/02/2026: \$652,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



18/32 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

 1  1  1

Price: \$487,000

Method: Private Sale

Date: 28/12/2025

Property Type: Apartment

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.

Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245



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