

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 6/59 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Elwood

Period - From 01/01/2025 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	13/83-89 Brighton Rd ELWOOD 3184	\$1,360,000	27/01/2026
2	2/139 Brighton Rd ELWOOD 3184	\$1,215,000	03/12/2025
3	4/115 Addison St ELWOOD 3184	\$1,382,000	20/10/2025

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.~~

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2025: \$2,250,000



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



13/83-89 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,360,000

Method: Private Sale

Date: 27/01/2026

Property Type: Townhouse (Res)



2/139 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

3 2 2

Price: \$1,215,000

Method: Auction Sale

Date: 03/12/2025

Property Type: Apartment



4/115 Addison St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 1

Price: \$1,382,000

Method: Sold Before Auction

Date: 20/10/2025

Property Type: Townhouse (Res)

Account - The Agency Victoria | P: 03 8578 0388



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