

# 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

9/63 Ormond Road, Elwood Vic 3184

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$640,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Elwood

Period - From

10/02/2025

to

09/02/2026

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	10/8 Avoca Av ELWOOD 3184	\$665,000	09/01/2026
2	3/10 Mitford St ST KILDA 3182	\$610,000	19/12/2025
3	8/125 Glen Huntly Rd ELWOOD 3184	\$642,000	06/12/2025

**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 15:05

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2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$640,000  
**Median Unit Price**  
10/02/2025 - 09/02/2026: \$650,000

## Comparable Properties



**10/8 Avoca Av ELWOOD 3184 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 09/01/2026  
**Property Type:** Apartment  
**Land Size:** 856 sqm approx



**3/10 Mitford St ST KILDA 3182 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** Apartment



**8/125 Glen Huntly Rd ELWOOD 3184 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$642,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit

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



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