

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 4/63 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$610,000 & \$630,000

Median sale price

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

Period - From 09/02/2025 to 08/02/2026 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	G02/13 Wilton Gr ELWOOD 3184	\$620,000	05/02/2026
2	6/30 Docker St ELWOOD 3184	\$600,000	09/10/2025
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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Indicative Selling Price

\$610,000 - \$630,000

Median Unit Price

09/02/2025 - 08/02/2026: \$650,000



Property Type: Apartment

Agent Comments

Comparable Properties



G02/13 Wilton Gr ELWOOD 3184 (REI)

Agent Comments



Price: \$620,000

Method: Sold Before Auction

Date: 05/02/2026

Property Type: Apartment



6/30 Docker St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 09/10/2025

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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