

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 4/129-133 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$646,000 Property Type Unit 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	2/30-32 Broadway ELWOOD 3184	\$940,000	13/02/2026
2	1/17 Vautier St ELWOOD 3184	\$1,050,000	23/12/2025
3	1/40 Scott St ELWOOD 3184	\$950,000	13/12/2025

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: 03/03/2026 17:05



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median Unit Price
 Year ending December 2025: \$646,000

Comparable Properties



2/30-32 Broadway ELWOOD 3184 (REI)

[Agent Comments](#)

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  1

Price: \$940,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment
Land Size: 1425 sqm approx

1/17 Vautier St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

 2
  1
  1

Price: \$1,050,000
Method: Private Sale
Date: 23/12/2025
Property Type: Apartment



1/40 Scott St ELWOOD 3184 (REI/VG)

[Agent Comments](#)

 2
  1
  1

Price: \$950,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



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