

# 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 209/122 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 \$400,000 & \$440,000

### Median sale price

Median price \$654,000 Property Type Unit Suburb Elwood

Period - From 01/04/2025 to 31/03/2026 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	13/89 Ormond Rd ELWOOD 3184	\$459,000	30/04/2026
2	1/50 Ormond Rd ELWOOD 3184	\$440,000	02/04/2026
3	107/96 Ormond Rd ELWOOD 3184	\$410,000	01/12/2025

**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: 25/05/2026 14:52



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2026: \$654,000

## Comparable Properties



13/89 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$459,000

Method: Private Sale

Date: 30/04/2026

Property Type: Apartment



1/50 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$440,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment



107/96 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$410,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336