

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

30/125 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Elwood

Period - From

18/09/2025

to

17/09/2026

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	207/2 Kingsley St ELWOOD 3184	\$518,000	01/06/2026
2	G04/356 Barkly St ELWOOD 3184	\$500,000	18/05/2026
3	404/95 Ormond Rd ELWOOD 3184	\$525,000	01/04/2026

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:

18/09/2026 10:23



1
 1
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Rooms: 2

Property Type: Flat

Land Size: 2256.774 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

18/09/2025 - 17/09/2026: \$655,000

Comparable Properties



207/2 Kingsley St ELWOOD 3184 (REI)

Agent Comments

1
 1
 1

Price: \$518,000

Method: Private Sale

Date: 01/06/2026

Property Type: Apartment



G04/356 Barkly St ELWOOD 3184 (REI)

Agent Comments

1
 1
 1

Price: \$500,000

Method: Private Sale

Date: 18/05/2026

Property Type: Apartment



404/95 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1
 1
 1

Price: \$525,000

Method: Private Sale

Date: 01/04/2026

Property Type: Apartment

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700