

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

101/138 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$652,500

Property Type Unit

Suburb Elwood

Period - From 09/04/2025

to

08/04/2026

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	6/6 Hood St ELWOOD 3184	\$892,500	12/02/2026
2	305/2 Kingsley St ELWOOD 3184	\$875,000	14/01/2026
3	12/1a Hartpury Av ELWOOD 3184	\$887,000	12/01/2026

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:

09/04/2026 13:39

101/138 Ormond Road, Elwood Vic 3184

JellisCraig

Sam Gamon

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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

09/04/2025 - 08/04/2026: \$652,500



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



6/6 Hood St ELWOOD 3184 (REI/VG)

Agent Comments

 2  2  1

Price: \$892,500

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



305/2 Kingsley St ELWOOD 3184 (VG)

Agent Comments

 2  -  -

Price: \$875,000

Method: Sale

Date: 14/01/2026

Property Type: Subdivided Flat - Single OYO Flat



12/1a Hartpury Av ELWOOD 3184 (REI/VG)

Agent Comments

 2  2  1

Price: \$887,000

Method: Private Sale

Date: 12/01/2026

Property Type: Apartment

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



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