

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

32/169 Ormond Road, Elwood Vic 3184

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Elwood

Period - From

01/01/2026

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	10/93 Glen Huntly Rd ELWOOD 3184	\$370,000	08/01/2026
2			
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.~~

This Statement of Information was prepared on:

27/05/2026 09:36

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Indicative Selling Price

\$395,000

Median Unit Price

March quarter 2026: \$680,000



 1  1  0

Rooms: 3
Property Type: Unit
Agent Comments

Comparable Properties



10/93 Glen Huntly Rd ELWOOD 3184 (VG)

Agent Comments

 1  -  -

Price: \$370,000
Method: Sale
Date: 08/01/2026
Property Type: Stratum Flat

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.