

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

53 Ormond Esplanade, Elwood Vic 3184

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,187,500

Property Type House

Suburb Elwood

Period - From 01/04/2026

to

30/06/2026

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	22a Austin Av ELWOOD 3184	\$2,111,000	10/04/2026
2	11a Austin Av ELWOOD 3184	\$2,230,000	17/03/2026
3	1/49 Spenser St ST KILDA 3182	\$2,210,000	12/03/2026

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:

18/08/2026 10:17



3
 3
 3

Rooms: 10

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2026: \$2,187,500

Comparable Properties



22a Austin Av ELWOOD 3184 (VG)

Agent Comments

3
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 -

Price: \$2,111,000

Method: Sale

Date: 10/04/2026

Property Type: House (Res)

Land Size: 205 sqm approx



11a Austin Av ELWOOD 3184 (REI/VG)

Agent Comments

3
 2
 2

Price: \$2,230,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: House (Res)

Land Size: 251 sqm approx



1/49 Spenser St ST KILDA 3182 (REI/VG)

Agent Comments

3
 3
 2

Price: \$2,210,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Res)

Account - Besser & Co EA | P: 03 9531 1000



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