

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

103/2 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$600,000

&

\$640,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2025

to 30/06/2025

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	7/2 Ulupna Rd ORMOND 3204	\$628,000	17/06/2025
2	201/193 Mckinnon Rd MCKINNON 3204	\$630,000	26/05/2025
3	203/19 Lillimur Rd ORMOND 3204	\$630,000	22/03/2025

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:

30/07/2025 08:47



 2
  2
  1

Property Type: Apartment

Agent Comments

Built around 2018 Council rate approx. \$1000 PA Body corp fees approx \$4368 PA

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

June quarter 2025: \$685,000

Comparable Properties



7/2 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$628,000

Method: Private Sale

Date: 17/06/2025

Property Type: Apartment



201/193 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$630,000

Method: Private Sale

Date: 26/05/2025

Property Type: Apartment



203/19 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$630,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707