Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 16/10/2026

Property offered for sale

Address
Including suburb and postcode: 26 Garfield Avenue, Ormond Vic 3204

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	583

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $2,050,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $2,050,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,777,500 Property type: House Suburb: Ormond

Period: from 01/10/2025 to 30/09/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	13 Leila Rd ORMOND 3204		
Sale price	$2,190,000	Date of sale	20/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	221	570

Comparable property 2

Address	9 Margaret St CARNEGIE 3163		
Sale price	$2,025,000	Date of sale	14/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	N/A

Comparable property 3

Address	5a Oloughlan St ORMOND 3204		
Sale price	$2,020,000	Date of sale	11/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	1	N/A	767

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f2c5b694fe00eeb6692a9a062d715962

26 Garfield Avenue, Ormond Vic 3204

JellisCraig

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4 2 2

Property Type: House

Indicative Selling Price
$2,050,000
Median House Price
Year ending September 2026: $1,777,500

Comparable Properties



13 Leila Rd ORMOND 3204 (REI)

4 2 2

Price: $2,190,000
Method: Private Sale
Date: 20/09/2026
Property Type: House
Land Size: 570 sqm approx

Agent Comments



9 Margaret St CARNEGIE 3163 (REI)

4 2 2

Price: $2,025,000
Method: Sold Before Auction
Date: 14/08/2026
Property Type: House (Res)

Agent Comments



5a Oloughlan St ORMOND 3204 (REI)

4 2 1

Price: $2,020,000
Method: Sold Before Auction
Date: 11/08/2026
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

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