

# 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	2/9 Ormond Road, Ormond Vic 3204
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#### Indicative selling price

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

Range between \$560,000 & \$610,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$688,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Ormond</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	7/29 Holloway St ORMOND 3204	\$600,000	21/11/2025
2	5/2-4 Watson Gr GLEN HUNTLY 3163	\$610,000	22/10/2025
3	4/9 Bent St BENTLEIGH 3204	\$617,500	09/10/2025

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:

05/02/2026 10:47



2 1 1

**Rooms:** 3

**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$560,000 - \$610,000

**Median Unit Price**

December quarter 2025: \$688,500

## Comparable Properties



**7/29 Holloway St ORMOND 3204 (REI/VG)**

[Agent Comments](#)

2 1 1

**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 21/11/2025

**Property Type:** Apartment



**5/2-4 Watson Gr GLEN HUNTRY 3163 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 22/10/2025

**Property Type:** Apartment



**4/9 Bent St BENTLEIGH 3204 (REI/VG)**

[Agent Comments](#)

2 1 1

**Price:** \$617,500

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** Apartment

**Account - Gary Peer & Associates** | P: 03 95631666 | F: 03 95631369