Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 612 North Road, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000	כ		
Median sale p	rice							
Median price	\$1,902,500	Pro	operty Type	Hou	se		Suburb	Ormond
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/16 Moonya Rd CARNEGIE 3163	\$888,000	28/05/2025
2	1/4 Woornack Rd CARNEGIE 3163	\$890,000	16/05/2025
3	2/17 Melton Av CARNEGIE 3163	\$860,000	06/05/2025

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:

09/07/2025 14:09







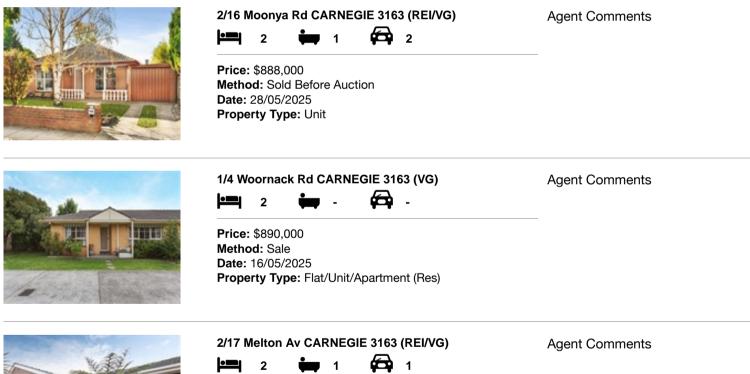


Property Type: Agent Comments 9598 1111 0419 519 311 pbond@hodges.com.au Indicative Selling Price

Paul Bond

\$850,000 - \$920,000 Median House Price June quarter 2025: \$1,902,500

Comparable Properties





Price: \$860,000 Method: Private Sale Date: 06/05/2025

Property Type: Unit

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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