

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

14 Florence Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,860,000

Property Type House

Suburb Ormond

Period - From 01/07/2024

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	635 North Rd ORMOND 3204	\$1,511,000	28/06/2025
2	270 Neerim Rd CARNEGIE 3163	\$1,355,000	07/06/2025
3	232 Grange Rd CARNEGIE 3163	\$1,300,000	24/05/2025

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:

10/07/2025 13:53



 3  1  1

Rooms: 5

Property Type: House

Land Size: 557 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2025: \$1,860,000

Comparable Properties



635 North Rd ORMOND 3204 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,511,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 614 sqm approx



270 Neerim Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,355,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)

Land Size: 573 sqm approx



232 Grange Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 4  1  2

Price: \$1,300,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House

Land Size: 716 sqm approx

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