

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

3/55-57 Glen Orme Avenue, Ormond Vic 3204

Indicative selling price

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

Range between

\$810,000

&

\$850,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Ormond

Period - From

16/07/2024

to

15/07/2025

Source

Property Data

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 | 8/193 Grange Rd GLEN HUNTLY 3163 | \$810,000 | 09/07/2025 |
| 2 | 2/62 Lillimur Rd ORMOND 3204 | \$815,000 | 10/04/2025 |
| 3 | 1/10 Wattle Gr MCKINNON 3204 | \$820,000 | 15/03/2025 |

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:

16/07/2025 14:04



Property Type:
Agent Comments

Indicative Selling Price
\$810,000 - \$850,000
Median Unit Price
16/07/2024 - 15/07/2025: \$570,000

Comparable Properties



8/193 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 09/07/2025
Property Type: Unit



2/62 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$815,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: Unit



1/10 Wattle Gr MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Unit