

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 5/49 Ulupna Road, Ormond 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$420,000 & \$460,000

## Median sale price

Median price \$685,000 Property type Apartment Suburb Ormond

Period - From 01/04/2025 to 30/06/2025 Source R.E.I.V

## Comparable property sales

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
7/184 Neerim Road, Carnegie 3163	\$462,500	30/05/2025
5/5 Wattle Avenue, Glen Huntly 3163	\$432,500	20/05/2025
8/14 Holloway Street, Ormond 3204	\$450,000	24/03/2025

This Statement of Information was prepared on: 23/07/2025