

# 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 669-677 North Road, Ormond Vic 3204

### Indicative selling price

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

Range between \$2,900,000 & \$3,050,000

### Median sale price

Median price \$1,950,000 Property Type House Suburb Ormond

Period - From 01/01/2026 to 31/03/2026 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	419 Centre Rd BENTLEIGH 3204	\$2,500,000	13/03/2026
2	12 Ardena Ct BENTLEIGH EAST 3165	\$2,100,000	24/02/2026
3	409 North Rd CAULFIELD SOUTH 3162	\$1,900,000	03/02/2026

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: 02/06/2026 10:57



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,900,000 - \$3,050,000  
**Median House Price**  
March quarter 2026: \$1,950,000

## Comparable Properties

419 Centre Rd BENTLEIGH 3204 (VG)

Agent Comments



**Price:** \$2,500,000  
**Method:** Sale  
**Date:** 13/03/2026  
**Property Type:** Retail (Com)  
**Land Size:** 165 sqm approx

12 Ardena Ct BENTLEIGH EAST 3165 (VG)

Agent Comments



**Price:** \$2,100,000  
**Method:** Sale  
**Date:** 24/02/2026  
**Property Type:** Factory  
**Land Size:** 1076 sqm approx

409 North Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments



**Price:** \$1,900,000  
**Method:** Sale  
**Date:** 03/02/2026  
**Property Type:** Clinic - Health Clinic  
**Land Size:** 694 sqm approx

Account - Buxton | P: 03 9563 9933