

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

12 Wheeler Street, Ormond Vic 3204

Indicative selling price

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

Range between \$3,500,000

&

\$3,750,000

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	12 Hastings St MCKINNON 3204	\$3,720,000	06/06/2025
2	15 Wright St BENTLEIGH 3204	\$3,680,000	02/03/2025
3			

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:

29/07/2025 15:24

12 Wheeler Street, Ormond Vic 3204

WHITEFOX

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Indicative Selling Price

\$3,500,000 - \$3,750,000

Median House Price

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



5 4.5 3

Property Type: House (Res)

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



12 Hastings St MCKINNON 3204 (REI/VG)

Agent Comments

5 5 3

Price: \$3,720,000

Method: Private Sale

Date: 06/06/2025

Property Type: House

Land Size: 571 sqm approx



15 Wright St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 4 2

Price: \$3,680,000

Method: Sold Before Auction

Date: 02/03/2025

Property Type: House (Res)

Land Size: 751 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



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