

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 37 Queen Street, Ormond Vic 3204

Indicative selling price

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

Single price \$1,770,000

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	32 Bewdley St ORMOND 3204	\$1,620,000	29/04/2026
2	26 Myrtle St BENTLEIGH 3204	\$1,695,000	26/04/2026
3	27 Valkstone St BENTLEIGH EAST 3165	\$1,800,000	28/03/2026

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:

18/05/2026 13:16

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 3  2  2

Property Type: House

Indicative Selling Price
\$1,770,000
Median House Price
March quarter 2026: \$1,950,000

Comparable Properties



32 Bewdley St ORMOND 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,620,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)
Land Size: 457 sqm approx



26 Myrtle St BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,695,000
Method: Auction Sale
Date: 26/04/2026
Property Type: House (Res)
Land Size: 632 sqm approx



27 Valkstone St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  2

Price: \$1,800,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 694 sqm approx

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