

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

207/538 NORTH ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/435 NORTH ROAD ORMOND VIC 3204	\$410,000	03-Mar-25
10/21 LILLIMUR ROAD ORMOND VIC 3204	\$415,000	30-Aug-25
5/18 ULUPNA ROAD ORMOND VIC 3204	\$396,000	15-May-25

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 6 months.~~

This Statement of Information was prepared on: 12 June 2026

Sales Avant

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1/435 NORTH ROAD ORMOND VIC 3204

Sold Price

\$410,000

Sold Date **03-Mar-25**

 1  1  1

Distance **0.17km**



10/21 LILLIMUR ROAD ORMOND VIC 3204

Sold Price

\$415,000

Sold Date **30-Aug-25**

 1  1  1

Distance **0.35km**



5/18 ULUPNA ROAD ORMOND VIC 3204

Sold Price

\$396,000

Sold Date **15-May-25**

 1  1  1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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