

# 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

3a Lillimur 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)

Single price \$1,700,000

### Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Ormond

Period - From 20/06/2025

to 19/06/2026

Source Property Data

### 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	44a Truganini Rd CARNEGIE 3163	\$1,670,000	14/05/2026
2			
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:

20/06/2026 14:19



**Property Type:**

Agent Comments

## Comparable Properties



**44a Truganini Rd CARNEGIE 3163 (REI)**

Agent Comments



**Price:** \$1,670,000

**Method:** Sold Before Auction

**Date:** 14/05/2026

**Property Type:** Townhouse (Res)

**Land Size:** 319 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.