

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

1a Leinster Street, Ormond Vic 3204

Indicative selling price

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

Single price \$1,460,000

Median sale price

Median price \$1,826,500

Property Type House

Suburb Ormond

Period - From 02/06/2025

to 01/06/2026

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	364 Koornang Rd CARNEGIE 3163	\$1,550,000	21/05/2026
2	278 Jasper Rd MCKINNON 3204	\$1,545,000	20/03/2026
3	1 Bethell St ORMOND 3204	\$1,460,000	21/02/2026

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 14:40

1a Leinster Street, Ormond Vic 3204

Ari Levin
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 3  3  4

Property Type: House
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$1,460,000
Median House Price
02/06/2025 - 01/06/2026: \$1,826,500

Comparable Properties



364 Koornang Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 4  4  3

Price: \$1,550,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 627 sqm approx



278 Jasper Rd MCKINNON 3204 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,545,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 649 sqm approx



1 Bethell St ORMOND 3204 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,460,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 384 sqm approx

Account - Slater & Levin



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