Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/5 Leila Road, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

\$479,000

Median sale price

Median price	\$509,000	Pro	perty Type Ur	it		Suburb	Ormond
Period - From	02/07/2024	to	01/07/2025	So	ource	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

1	2/8 Ormond Rd ORMOND 3204	\$478,000	01/07/2025
2	4/8 Waratah Av GLEN HUNTLY 3163	\$470,000	12/06/2025
3	6/14 Holloway St ORMOND 3204	\$477,000	26/05/2025

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:	02/07/2025 13:26



Date of sale



Ruth Roberts 9572 1666 0409 214 110 rroberts@woodards.com.au

Indicative Selling Price \$479,000 **Median Unit Price** 02/07/2024 - 01/07/2025: \$509,000



Property Type: Apartment **Agent Comments**

Comparable Properties



2/8 Ormond Rd ORMOND 3204 (REI)

2

Price: \$478,000 Method: Private Sale Date: 01/07/2025

Property Type: Apartment Land Size: 1 sqm approx

Agent Comments



4/8 Waratah Av GLEN HUNTLY 3163 (REI)

2





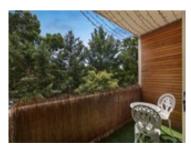
Price: \$470,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Apartment

Agent Comments



6/14 Holloway St ORMOND 3204 (REI)



Price: \$477,000 Method: Private Sale Date: 26/05/2025

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



