

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

2/5 Leila Road, Ormond Vic 3204

Indicative selling price

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

Single price

\$479,000

Median sale price

Median price

\$509,000

Property Type

Unit

Suburb

Ormond

Period - From

02/07/2024

to

01/07/2025

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	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

Ruth Roberts

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Indicative Selling Price

\$479,000

Median Unit Price

02/07/2024 - 01/07/2025: \$509,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2/8 Ormond Rd ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$478,000

Method: Private Sale

Date: 01/07/2025

Property Type: Apartment

Land Size: 1 sqm approx



4/8 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method: Sold Before Auction

Date: 12/06/2025

Property Type: Apartment



6/14 Holloway St ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$477,000

Method: Private Sale

Date: 26/05/2025

Property Type: Apartment

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