

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

1/22 Cadby Avenue, Ormond VIC 3204

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

Ormond

Period - From

03/01/2025

to

02/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9/289 Grange Road Ormond VIC 3204	\$880,000	13/06/2025
10/307 Grange Road Ormond VIC 3204	\$930,000	04/02/2025
7/1 Mackay Avenue Glen Huntly VIC 3163	\$820,000	05/06/2025

This Statement of Information was prepared on:

03/07/2025