

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 26 Wimmera Street, Ormond Vic 3204

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,860,000

Property Type House

Suburb Ormond

Period - From 04/05/2025

to 03/05/2026

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	29 Gerald St MURRUMBEENA 3163	\$1,400,000	11/04/2026
2	5 Margaret St CARNEGIE 3163	\$1,650,000	20/03/2026
3	53 Mclaurin Rd CARNEGIE 3163	\$1,481,000	20/12/2025

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:

04/05/2026 14:20

26 Wimmera Street, Ormond Vic 3204



 4  1  2

Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000

Median House Price
04/05/2025 - 03/05/2026: \$1,860,000

Comparable Properties



29 Gerald St MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  2

Price: \$1,400,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 557 sqm approx



5 Margaret St CARNEGIE 3163 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,650,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: House (Res)
Land Size: 470 sqm approx



53 Mclaurin Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,481,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 550 sqm approx

Account - Buxton



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