

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

6/34 CADBY AVENUE ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Ormond

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

4/15 ULUPNA ROAD ORMOND VIC 3204	\$890,000	14-Mar-25
101/15 HAMILTON STREET BENTLEIGH VIC 3204	\$870,000	24-Apr-25
1/39 MAVHO STREET BENTLEIGH VIC 3204	\$860,000	27-May-25

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 6 months.~~

This Statement of Information was prepared on: 05 August 2025



4/15 ULUPNA ROAD ORMOND VIC 3204

Sold Price

\$890,000

Sold Date

14-Mar-25

 2

 2

 1

Distance

0.39km



101/15 HAMILTON STREET BENTLEIGH VIC 3204

Sold Price

\$870,000

Sold Date

24-Apr-25

 2

 2

 1

Distance

1.21km



1/39 MAVHO STREET BENTLEIGH VIC 3204

Sold Price

\$860,000

Sold Date

27-May-25

 2

 2

 2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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