

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

5/273 GRANGE ROAD 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jun 2025

to

31 May 2026

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

2/9 ORMOND ROAD ORMOND VIC 3204	\$646,000	04-Mar-26
4/32 NEWHAM GROVE ORMOND VIC 3204	\$640,750	13-Feb-26
1/20 KATANDRA ROAD ORMOND VIC 3204	\$625,000	11-Apr-26

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: 29 June 2026

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2/9 ORMOND ROAD ORMOND VIC 3204 Sold Price **\$646,000** Sold Date **04-Mar-26**
Distance **0.21km**

 2  1  1



4/32 NEWHAM GROVE ORMOND VIC 3204 Sold Price **\$640,750** Sold Date **13-Feb-26**
Distance **0.43km**

 2  1  1



1/20 KATANDRA ROAD ORMOND VIC 3204 Sold Price **\$625,000** Sold Date **11-Apr-26**
Distance **0.33km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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