

## 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

8/666 NORTH ROAD ORMOND VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,500

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

5/98 TRUGANINI ROAD CARNEGIE VIC 3163	\$1,300,000	25-Aug-25
5/11 ETNA STREET GLEN HUNTLY VIC 3163	\$1,330,000	18-Apr-26
8/181 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$1,300,000	08-Oct-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: 01 June 2026



**5/98 TRUGANINI ROAD CARNEGIE  
VIC 3163**

4 3 2

Sold Price

**\$1,300,000**

Sold Date **25-Aug-25**

Distance **1.53km**



**5/11 ETNA STREET GLEN HUNTLY  
VIC 3163**

4 3 2

Sold Price

**\$1,330,000**

Sold Date **18-Apr-26**

Distance **1.7km**



**8/181 EAST BOUNDARY ROAD  
BENTLEIGH EAST VIC 3165**

4 3 2

Sold Price

**\$1,300,000**

Sold Date **08-Oct-25**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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