

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 4/55-57 Glen Orme Avenue, Ormond Vic 3204

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Ormond

Period - From 18/05/2025 to 17/05/2026 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	3/19 Beddoe Av BRIGHTON EAST 3187	\$935,000	14/04/2026
2	2/37 Hopkins St MCKINNON 3204	\$1,040,000	09/04/2026
3	3/15 Marara Rd CAULFIELD SOUTH 3162	\$951,000	29/03/2026

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: 18/05/2026 18:13

4/55-57 Glen Orme Avenue, Ormond Vic 3204



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
18/05/2025 - 17/05/2026: \$555,000

Comparable Properties



3/19 Beddoe Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 14/04/2026
Property Type: Unit



2/37 Hopkins St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 09/04/2026
Property Type: Unit
Land Size: 300 sqm approx



3/15 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$951,000
Method: Auction Sale
Date: 29/03/2026
Property Type: Unit

Account - Slater & Levin



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