

# 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	101/2 Ormond Road, Ormond Vic 3204
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#### Indicative selling price

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

Range between	\$540,000	&	\$575,000
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#### Median sale price

Median price	\$639,500	Property Type	Unit	Suburb	Ormond
Period - From	01/01/2025	to	31/12/2025	Source	REIV

#### 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	114/1298 Glen Huntly Rd CARNEGIE 3163	\$570,000	08/12/2025
2	5/476 North Rd ORMOND 3204	\$540,000	08/12/2025
3	205/494 North Rd ORMOND 3204	\$553,000	22/11/2025

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:

27/01/2026 09:43