

## 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 WALSH STREET 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

\$1,600,000

&

\$1,760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,910,000

Property type

House

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

9 WHEELER STREET ORMOND VIC 3204	\$1,800,000	14-May-26
62 HALL STREET ORMOND VIC 3204	\$1,700,000	08-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: 22 June 2026



**9 WHEELER STREET ORMOND VIC 3204** Sold Price <sup>RS</sup> **\$1,800,000** <sup>UN</sup> Sold Date **14-May-26**

 3  1  2

Distance **0.64km**



**62 HALL STREET ORMOND VIC 3204** Sold Price <sup>RS</sup> **\$1,700,000** <sup>UN</sup> Sold Date **08-Apr-26**

 3  1  1

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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