

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

7/235 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Ormond

Period - From 19/05/2025 to 18/05/2026 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.

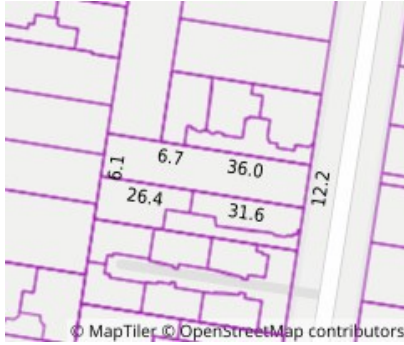
	Address of comparable property	Price	Date of sale
1	6/203 Grange Rd GLEN HUNTLY 3163	\$760,000	24/04/2026
2	1/305 Grange Rd ORMOND 3204	\$695,000	15/04/2026
3	7/305 Grange Rd ORMOND 3204	\$715,000	07/04/2026

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:

19/05/2026 14:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Townhouse Price
19/05/2025 - 18/05/2026: \$1,350,000

Comparable Properties



6/203 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$760,000
Method: Sold Before Auction
Date: 24/04/2026
Property Type: Unit



1/305 Grange Rd ORMOND 3204 (REI)

Agent Comments



Price: \$695,000
Method: Sold Before Auction
Date: 15/04/2026
Property Type: Apartment



7/305 Grange Rd ORMOND 3204 (REI)

Agent Comments



Price: \$715,000
Method: Sold Before Auction
Date: 07/04/2026
Property Type: Apartment

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