

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

7/307 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

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

Period - From 02/06/2025 to 01/06/2026 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	6/47 Ulupna Rd ORMOND 3204	\$330,000	17/04/2026
2	12/4 Ormond Rd ORMOND 3204	\$312,000	15/03/2026
3	1/4 Ormond Rd ORMOND 3204	\$305,000	02/02/2026

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:

02/06/2026 15:31



1 Bed 1 Bath 1 Car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
02/06/2025 - 01/06/2026: \$555,000

Comparable Properties



6/47 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$330,000
Method: Private Sale
Date: 17/04/2026
Property Type: Unit



12/4 Ormond Rd ORMOND 3204 (VG)

Agent Comments

1 Bed 0 Bath 0 Car

Price: \$312,000
Method: Sale
Date: 15/03/2026
Property Type: Strata Unit/Flat



1/4 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$305,000
Method: Private Sale
Date: 02/02/2026
Property Type: Apartment