

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

5/48 ULUPNA ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

4/5 ULUPNA ROAD ORMOND VIC 3204	\$820,000	28-Jun-25
1/47 WHEELER STREET ORMOND VIC 3204	\$788,000	26-Oct-24
3/289 GRANGE ROAD ORMOND VIC 3204	\$860,000	08-Apr-25

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: 08 July 2025

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4/5 ULUPNA ROAD ORMOND VIC 3204

 2  1  1

Sold Price

^{RS} **\$820,000**

Sold Date

28-Jun-25

Distance

0.44km



1/47 WHEELER STREET ORMOND VIC 3204

 2  2  1

Sold Price

\$788,000

Sold Date

26-Oct-24

Distance

0.61km



3/289 GRANGE ROAD ORMOND VIC 3204

 3  2  2

Sold Price

\$860,000

Sold Date

08-Apr-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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