Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/22 Walsh Street, Ormond Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting	
Single pric	e \$470,000						
Median sale p	rice						
Median price	\$685,000	Pro	operty Type	Unit			Suburb Ormond
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/8 Ormond Rd ORMOND 3204	\$478,000	01/07/2025
2	9/253 Grange Rd ORMOND 3204	\$455,000	30/06/2025
3	6/14 Holloway St ORMOND 3204	\$477,000	26/05/2025

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:

21/07/2025 16:02







Property Type: Apartment Agent Comments

Indicative Selling Price \$470.000 **Median Unit Price** June guarter 2025: \$685,000

Comparable Properties



2/8 Ormond Rd ORMOND 3204 (REI)



Price: \$478,000 Method: Private Sale Date: 01/07/2025 Property Type: Apartment Land Size: 1 sqm approx

Agent Comments



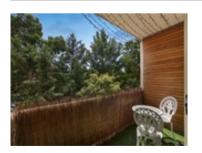
9/253 Grange Rd ORMOND 3204 (REI)



Agent Comments

Agent Comments





propertydata

6/14 Holloway St ORMOND 3204 (REI) **6** 1 ÷ 2 1

Price: \$477,000 Method: Private Sale Date: 26/05/2025 Property Type: Apartment

Account - Buxton



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