

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

321 Jasper Road, Ormond Vic 3204

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Ormond

Period - From

24/06/2025

to

23/06/2026

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	364 Koornang Rd CARNEGIE 3163	\$1,550,000	21/05/2026
2	278 Jasper Rd MCKINNON 3204	\$1,545,000	20/03/2026
3	584 Centre Rd BENTLEIGH 3204	\$1,550,000	18/02/2026

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:

24/06/2026 09:28

Trent Collie

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Indicative Selling Price

\$1,450,000

Median House Price

24/06/2025 - 23/06/2026: \$1,800,000



4 2 3

Property Type: House

Comparable Properties

**364 Koornang Rd CARNEGIE 3163 (REI)**

Agent Comments

4 4 3

Price: \$1,550,000**Method:** Private Sale**Date:** 21/05/2026**Property Type:** House**Land Size:** 627 sqm approx**278 Jasper Rd MCKINNON 3204 (REI/VG)**

Agent Comments

3 1 2

Price: \$1,545,000**Method:** Private Sale**Date:** 20/03/2026**Property Type:** House (Res)**Land Size:** 649 sqm approx**584 Centre Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

4 2 4

Price: \$1,550,000**Method:** Sold Before Auction**Date:** 18/02/2026**Property Type:** House (Res)**Land Size:** 584 sqm approx

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