

# 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

1/9 Holloway Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Ormond

Period - From 01/04/2025 to 30/06/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	7/70 Rosanna St CARNEGIE 3163	\$707,000	07/06/2025
2	5/297 Grange Rd ORMOND 3204	\$655,000	31/05/2025
3	3/26 Moonya Rd CARNEGIE 3163	\$710,000	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:

08/07/2025 11:48



2   1   2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
June quarter 2025: \$685,000

## Comparable Properties



**7/70 Rosanna St CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$707,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Property Type:** Unit



**5/297 Grange Rd ORMOND 3204 (REI)**

**Agent Comments**

2   1   1

**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** Unit  
**Land Size:** 65 sqm approx



**3/26 Moonya Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** Unit