

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

2/8 ORMOND 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ormond

Period-from

01 May 2024

to

30 Apr 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

6/14 HOLLOWAY STREET ORMOND VIC 3204	\$477,000	22-May-25
35/30 LILLIMUR ROAD ORMOND VIC 3204	\$450,000	09-Dec-24
2/38 LILLIMUR ROAD ORMOND VIC 3204	\$485,000	19-Dec-24

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: 29 May 2025



**6/14 HOLLOWAY STREET
ORMOND VIC 3204**

2 1 1

Sold Price

^{RS}

\$477,000

Sold Date

22-May-25

Distance

0.16km



**35/30 LILLIMUR ROAD ORMOND
VIC 3204**

2 1 1

Sold Price

\$450,000

Sold Date

09-Dec-24

Distance

0.38km



**2/38 LILLIMUR ROAD ORMOND
VIC 3204**

2 1 1

Sold Price

\$485,000

Sold Date

19-Dec-24

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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