

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

3/273 GRANGE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Ormond

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

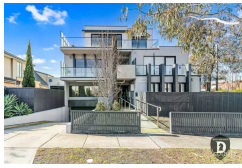
Date of sale

101/2 ULUPNA ROAD ORMOND VIC 3204	\$605,000	18-Oct-25
6/235 GRANGE ROAD ORMOND VIC 3204	\$622,500	08-Nov-25
7/29 HOLLOWAY STREET ORMOND VIC 3204	\$600,000	18-Nov-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: 16 February 2026



101/2 ULUPNA ROAD ORMOND VIC 3204 Sold Price **\$605,000** Sold Date **18-Oct-25**

 2  1  1

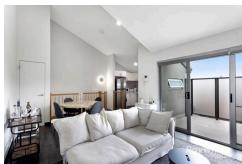
Distance **0.26km**



6/235 GRANGE ROAD ORMOND VIC 3204 Sold Price **\$622,500** Sold Date **08-Nov-25**

 2  1  1

Distance **0.3km**



7/29 HOLLOWAY STREET ORMOND VIC 3204 Sold Price **\$600,000** Sold Date **18-Nov-25**

 2  1  1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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