

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 Dalmor Avenue, Ormond Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,792,000

Property Type House

Suburb Ormond

Period - From 01/01/2024

to 31/12/2024

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	43 Exhibition St MCKINNON 3204	\$1,300,000	07/12/2024
2	8 Sussex Rd CAULFIELD SOUTH 3162	\$1,315,000	01/12/2024
3	796 North Rd BENTLEIGH EAST 3165	\$1,400,000	25/11/2024

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:

25/03/2025 15:10



3 1 2

Property Type: House

Comparable Properties



43 Exhibition St MCKINNON 3204 (REI/VG)

Agent Comments

3 1 -

Price: \$1,300,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 374 sqm approx



8 Sussex Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3 1 4

Price: \$1,315,000
Method: Auction Sale
Date: 01/12/2024
Property Type: House (Res)
Land Size: 538 sqm approx



796 North Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 25/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx