

# 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

4 Anthony 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 \$2,800,000 & \$2,900,000

### Median sale price

Median price \$1,900,000 Property Type House Suburb Ormond

Period - From 01/10/2024 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	18 Milliarda Gr BRIGHTON EAST 3187	\$2,905,000	20/11/2024
2	63 Draper St ORMOND 3204	\$2,895,000	09/11/2024
3	22 Gwendoline Av BENTLEIGH 3204	\$2,875,000	14/10/2024

**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:

12/02/2025 15:48



**Property Type:** House

**Land Size:** 660 sqm approx

Agent Comments

## Comparable Properties



**18 Milliarda Gr BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$2,905,000

**Method:** Private Sale

**Date:** 20/11/2024

**Property Type:** House

**Land Size:** 615 sqm approx



**63 Draper St ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$2,895,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**22 Gwendoline Av BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$2,875,000

**Method:** Private Sale

**Date:** 14/10/2024

**Property Type:** House (Res)

**Land Size:** 698 sqm approx