



RayWhite.



Statement of information

9B BEVAN STREET, ORMOND, VIC 3204 PREPARED BY TOM GRIEVE , RAY
WHITE BENTLEIGH, PHONE: 0417 377 586

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 BEVAN STREET, ORMOND, VIC 3204

4 3 2

Indicative Selling Price

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

Price Range:

\$1,900,000 to \$1,950,000

Provided by: Jamila Christensen , Ray White Bentleigh

MEDIAN SALE PRICE



ORMOND, VIC, 3204

Suburb Median Sale Price (House)

\$1,835,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



63A BARRINGTON ST, BENTLEIGH EAST, VIC

4 3 1

Sale Price

\$1,870,000

Sale Date: 19/10/2024

Distance from Property: 4.2km



15B STRATHEARN AVE, MURRUMBEENA, VIC

4 3 1

Sale Price

\$1,840,000

Sale Date: 31/10/2024

Distance from Property: 3.6km



11B MOYLAN ST, BENTLEIGH EAST, VIC 3165

4 2 1

Sale Price

\$1,800,000

Sale Date: 30/10/2024

Distance from Property: 2.4km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9B BEVAN STREET, ORMOND, VIC 3204

Indicative selling price

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

Price Range: \$1,900,000 to \$1,950,000


Median sale price

Median price: \$1,835,000

Property type: House

Suburb: ORMOND

Period: 01 January 2024 to 31 December 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
63A BARRINGTON ST, BENTLEIGH EAST, VIC 3165	\$1,870,000	19/10/2024
15B STRATHEARN AVE, MURRUMBEENA, VIC 3163	\$1,840,000	31/10/2024
11B MOYLAN ST, BENTLEIGH EAST, VIC 3165	\$1,800,000	30/10/2024

This Statement of Information was prepared on: 10/02/2025