

# 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

6/30 Walsh 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 \$295,000 & \$320,000

### Median sale price

Median price \$603,500 Property Type Unit Suburb Ormond

Period - From 01/10/2023 to 30/09/2024 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	7/28 Lillimur Rd ORMOND 3204	\$320,000	07/12/2024
2	2/9 Waratah Av GLEN HUNTLY 3163	\$298,000	22/10/2024
3	7/123 Grange Rd GLEN HUNTLY 3163	\$310,000	02/09/2024

**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:

06/01/2025 15:00



**Property Type:** Apartment

## Comparable Properties



**7/28 Lillimur Rd ORMOND 3204 (REI)**

[Agent Comments](#)



**Price:** \$320,000

**Method:** Auction Sale

**Date:** 07/12/2024

**Property Type:** Unit



**2/9 Waratah Av GLEN HUNTLY 3163 (REI/VG)**

[Agent Comments](#)



**Price:** \$298,000

**Method:** Sold Before Auction

**Date:** 22/10/2024

**Property Type:** Apartment



**7/123 Grange Rd GLEN HUNTLY 3163 (REI/VG)**

[Agent Comments](#)



**Price:** \$310,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9593 4500**