

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

Range between \$2,700,000

&

\$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	23 Hornby St BRIGHTON EAST 3187	\$2,705,000	03/12/2024
2	233 Booran Rd CAULFIELD SOUTH 3162	\$2,710,000	10/11/2024
3	63 Draper St ORMOND 3204	\$2,895,000	09/11/2024

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:

26/03/2025 15:50



4 2 4

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Comparable Properties



23 Hornby St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 2

Price: \$2,705,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 715 sqm approx



233 Booran Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

5 2 4

Price: \$2,710,000
Method: Auction Sale
Date: 10/11/2024
Property Type: House (Res)
Land Size: 632 sqm approx



63 Draper St ORMOND 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$2,895,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 696 sqm approx