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	4 Anthony Street, Ormond Vic 3204
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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





Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,700,000 - \$2,900,000 **Median House Price**

December quarter 2024: \$1,900,000



Property Type: House

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



23 Hornby St BRIGHTON EAST 3187 (REI/VG)

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)



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)



Price: \$2,895,000 Method: Auction Sale

Date: 09/11/2024 Property Type: House (Res) Land Size: 696 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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Agent Comments

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