

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 4/15 Ulupna Road, Ormond Victoria 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$790,000 & \$860,000

## Median sale price

Median price \$1,900,000 Property type Townhouse Suburb ORMOND

Period - From 01/10/2024 to 31/12/2024 Source REIV

## Comparable property sales

**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. 2/7 Station Av MCKINNON 3204	\$800,000	10/12/2024
2. 2/9 Hamilton St BENTLEIGH 3204	\$830,000	27/10/2024
3. 3/1 Bleazby St BENTLEIGH 3204	\$892,000	02/10/2024

This Statement of Information was prepared on: 12/02/2025