

# 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

13 Nicholls Road, Ormond Vic 3204

### Indicative selling price

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

Single price

\$1,950,000

### Median sale price

Median price

\$1,811,500

Property Type

House

Suburb

Ormond

Period - From

01/01/2025

to

31/03/2025

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 | 73 Neville St CARNEGIE 3163    | \$1,930,000 | 29/03/2025   |
| 2 | 99 Leila Rd ORMOND 3204        | \$1,990,000 | 21/03/2025   |
| 3 | 62 Ulupna Rd ORMOND 3204       | \$1,900,000 | 28/11/2024   |

**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:

07/04/2025 15:35

13 Nicholls Road, Ormond Vic 3204

**Jellis  
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,950,000

**Median House Price**

March quarter 2025: \$1,811,500



4 2 3

**Property Type:** House

Agent Comments

## Comparable Properties



**73 Neville St CARNEGIE 3163 (REI)**

Agent Comments

4 2 2

**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 519 sqm approx



**99 Leila Rd ORMOND 3204 (REI)**

Agent Comments

4 2 2

**Price:** \$1,990,000

**Method:** Sold Before Auction

**Date:** 21/03/2025

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**62 Ulupna Rd ORMOND 3204 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 28/11/2024

**Property Type:** House

**Land Size:** 705 sqm approx

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



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