

# 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

4/13 Ormond Road, 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

\$470,000

&

\$495,000

### Median sale price

Median price

\$654,000

Property Type

Unit

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	1/12 Vickery St BENTLEIGH 3204	\$555,000	24/01/2025
2	2/38 Lillimur Rd ORMOND 3204	\$485,000	19/12/2024
3	4/11 Ormond Rd ORMOND 3204	\$470,000	26/10/2024

**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:

20/02/2025 14:53



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$470,000 - \$495,000

**Median Unit Price**

December quarter 2024: \$654,000

## Comparable Properties



**1/12 Vickery St BENTLEIGH 3204 (REI)**

**Agent Comments**

2   1   1

**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 24/01/2025

**Property Type:** Apartment



**2/38 Lillimur Rd ORMOND 3204 (VG)**

**Agent Comments**

2   -   -

**Price:** \$485,000

**Method:** Sale

**Date:** 19/12/2024

**Property Type:** Strata Unit/Flat



**4/11 Ormond Rd ORMOND 3204 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** Apartment

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222