

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

4/265 Grange Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$572,000

Median sale price

Median price \$608,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2024

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	107/6 Kokaribb Rd CARNEGIE 3163	\$550,000	12/04/2025
2	3/13 Holloway St ORMOND 3204	\$515,000	09/03/2025
3	4/273 Grange Rd ORMOND 3204	\$632,000	16/02/2025

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:

24/04/2025 11:41



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$520,000 - \$572,000

Median Unit Price

Year ending March 2025: \$608,000

Comparable Properties



107/6 Kokaribb Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$550,000

Method: Auction Sale

Date: 12/04/2025

Property Type: Apartment



3/13 Holloway St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$515,000

Method: Sold Before Auction

Date: 09/03/2025

Property Type: Apartment



4/273 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$632,000

Method: Auction Sale

Date: 16/02/2025

Property Type: Unit

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