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 betweer	\$520,000		&		\$572,000			
Median sale price								
Median price	\$608,000	Pro	operty Type	Unit			Suburb	Ormond
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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) 2 2 2 1 Price: \$550,000 Method: Auction Sale Date: 12/04/2025 Property Type: Apartment	Agent Comments
3/13 Holloway St ORMOND 3204 (REI/VG) 2 1 1 1 Price: \$515,000 Method: Sold Before Auction Date: 09/03/2025 Property Type: Apartment	Agent Comments
4/273 Grange Rd ORMOND 3204 (REI/VG) 2 1 1 1 Price: \$632,000 Method: Auction Sale Date: 16/02/2025 Property Type: Unit	Agent Comments

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