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	1/28 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Single price $900,000

Median sale price

Median price $642,875 Property Type Unit Suburb Ormond

Period - From 01/07/2025 to 30/06/2026 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	1/2 Waratah Av GLEN HUNTLY 3163	$880,000	20/06/2026
2	2/202 Neerim Rd CARNEGIE 3163	$891,000	23/05/2026
3	1/136 Booran Rd GLEN HUNTLY 3163	$848,000	02/05/2026

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: 27/07/2026 13:59

1/28 Ulupna Road, Ormond Vic 3204

JellisCraig

Myron Ching
9573 6100
0431 262 955
myronching@jelliscraig.com.au



2 1 1

Property Type: Villa

Indicative Selling Price
$900,000
Median Unit Price
Year ending June 2026: $642,875

Comparable Properties



1/2 Waratah Av GLEN HUNTLY 3163 (REI)

2 1 1

Price: $880,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Unit

Agent Comments



2/202 Neerim Rd CARNEGIE 3163 (REI/VG)

2 1 1

Price: $891,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

Agent Comments



1/136 Booran Rd GLEN HUNTLY 3163 (REI/VG)

2 1 2

Price: $848,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit
Land Size: 243 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

REIV THE DIFFERENCE | propertydata.com.au

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