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	716 North Road, Ormond Vic 3204
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Indicative selling price

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

Range between \$1,050,000 &	\$1,150,000
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Median sale price

Median price	\$770,000	Pro	perty Type	Jnit		Suburb	Ormond
Period - From	01/07/2025	to	30/09/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	16/15a Wattle Gr MCKINNON 3204	\$1,170,000	23/10/2025
2	1004 North Rd BENTLEIGH EAST 3165	\$1,100,000	06/09/2025
3	2/8 Wicklow St ORMOND 3204	\$1,105,500	02/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2025 10:29



JellisCraig

Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price September quarter 2025: \$770,000

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Property Type: Unit



Comparable Properties

16/15a Wattle Gr MCKINNON 3204 (REI)

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Price: \$1,170,000

Method: Sold Before Auction

Date: 23/10/2025 Property Type: Unit **Agent Comments**



1004 North Rd BENTLEIGH EAST 3165 (REI/VG)

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Agent Comments

Price: \$1,100,000 Method: Auction Sale

Date: 06/09/2025

Property Type: Townhouse (Res)



2/8 Wicklow St ORMOND 3204 (VG)

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Price: \$1,105,500
Method: Sale

Date: 02/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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





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