

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

10/36 LILLIMUR ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$280,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Ormond

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

15/24-26 BRIXTON RISE GLEN IRIS VIC 3146	\$291,500	16-Oct-25
1/245 MURRUMBEENA ROAD MURRUMBEENA VIC 3163	\$290,000	07-Oct-25
9/6 NEWMAN AVENUE CARNEGIE VIC 3163	\$280,700	24-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 14 November 2025



**15/24-26 BRIXTON RISE GLEN IRIS
VIC 3146**

Sold Price

^{RS}

\$291,500

Sold Date

16-Oct-25



1



1



1

Distance

4.91km



**1/245 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

Sold Price

\$290,000

Sold Date

07-Oct-25



1



1



1

Distance

1.91km



**9/6 NEWMAN AVENUE CARNEGIE
VIC 3163**

Sold Price

^{RS}

\$280,700

Sold Date

24-Sep-25



1



1



1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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