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	10/540 North Road, Ormond Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$630,000) Pro	operty Type	Jnit	Suburb	Ormond
Period - From 01/10/20	24 to	30/09/2025	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	104/77 Mitchell St BENTLEIGH 3204	\$513,500	01/10/2025
2	106/19 Lillimur Rd ORMOND 3204	\$515,000	20/08/2025
3	101/191 Mckinnon Rd MCKINNON 3204	\$527,300	18/08/2025

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:	22/11/2025 15:34

