

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

101/2 ULUPNA 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Ormond

Period-from

01 Sep 2024

to

31 Aug 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

3/29 HOLLOWAY STREET ORMOND VIC 3204	\$599,500	15-Mar-25
6/19 LILLIMUR ROAD ORMOND VIC 3204	\$620,000	25-Jul-25
8/273 GRANGE ROAD ORMOND VIC 3204	\$636,000	21-Mar-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: 08 September 2025



3/29 HOLLOWAY STREET ORMOND VIC 3204

2 1 1

Sold Price **\$599,500** Sold Date **15-Mar-25**
 Distance **0.5km**



6/19 LILLIMUR ROAD ORMOND VIC 3204

2 1 1

Sold Price ^{RS} **\$620,000** Sold Date **25-Jul-25**
 Distance **0.26km**



8/273 GRANGE ROAD ORMOND VIC 3204

2 1 1

Sold Price **\$636,000** Sold Date **21-Mar-25**
 Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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