

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

12/30 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

\$440,000

&

\$480,000

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

3/21 LILLIMUR ROAD ORMOND VIC 3204

\$538,000

26-Jun-25

2/5 LEILA ROAD ORMOND VIC 3204

\$462,000

28-Jul-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: 25 September 2025



3/21 LILLIMUR ROAD ORMOND VIC 3204 Sold Price **\$538,000** Sold Date **26-Jun-25**
 Distance **0.08km**
 2 1 1



2/5 LEILA ROAD ORMOND VIC 3204 Sold Price **\$462,000** Sold Date **28-Jul-25**
 Distance **0.16km**
 2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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