

## 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 WALNUT STREET ORMOND VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$2,500,000

&

\$2,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,900,000

Property type

House

Suburb

Ormond

Period-from

01 Oct 2024

to

30 Sep 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 38 LINDSAY STREET BENTLEIGH VIC 3204     | \$2,630,000 | 10-Oct-25 |
| 22 BEWDLEY STREET ORMOND VIC 3204        | \$2,405,000 | 30-Jun-25 |
| 25 MOYLAN STREET BENTLEIGH EAST VIC 3165 | \$2,500,000 | 26-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: 23 October 2025

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## 38 LINDSAY STREET BENTLEIGH VIC 3204

 5  3  3

Sold Price <sup>RS</sup> **\$2,630,000** <sup>UN</sup> Sold Date **10-Oct-25**

Distance **0.71km**



## 22 BEWDLEY STREET ORMOND VIC 3204

 4  3  3

Sold Price **\$2,405,000** Sold Date **30-Jun-25**

Distance **0.2km**



## 25 MOYLAN STREET BENTLEIGH EAST VIC 3165

 4  2  1

Sold Price <sup>RS</sup> **\$2,500,000** Sold Date **26-Jul-25**

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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