

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

137 Wheatley Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,847,500

Property Type House

Suburb Ormond

Period - From 01/10/2024

to

30/09/2025

Source 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	Price	Date of sale
1	47 Whitmuir Rd MCKINNON 3204	\$1,608,000	25/10/2025
2	5 Carlton St MCKINNON 3204	\$1,800,000	20/09/2025
3	635 North Rd ORMOND 3204	\$1,511,000	28/06/2025

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 six months.~~

This Statement of Information was prepared on:

10/11/2025 19:11



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending September 2025: \$1,847,500

Comparable Properties



47 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$1,608,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 587 sqm approx



5 Carlton St MCKINNON 3204 (REI)

Agent Comments

4 2 4

Price: \$1,800,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 625 sqm approx



635 North Rd ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,511,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 614 sqm approx