## 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	137 Wheatley Road, Ormond Vic 3204
Including suburb and	·
postcode	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,847,500	Pro	perty 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.

Ad	dress 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 comparableproperties 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













**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)

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Agent Comments

**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)







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Agent Comments

**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)

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**Price:** \$1,511,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) Land Size: 614 sqm approx Agent Comments

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