

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

2/19 Stewart Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$685,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2025

to

30/06/2025

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	1/16 Takapuna St CAULFIELD SOUTH 3162	\$1,251,000	16/08/2025
2	3/3 Turner Av GLEN HUNTLY 3163	\$1,150,000	11/08/2025
3	2/11 Mavho St BENTLEIGH 3204	\$1,262,000	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:

29/09/2025 15:41

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

June quarter 2025: \$685,000



3 2 2

Property Type: Unit

Comparable Properties



1/16 Takapuna St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,251,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Unit



3/3 Turner Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 11/08/2025

Property Type: Unit



2/11 Mavho St BENTLEIGH 3204 (REI/VG)

[Agent Comments](#)

3 2 5

Price: \$1,262,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Unit

Land Size: 413 sqm approx

Account - Jellis Craig | P: 03 9194 1200