

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

2/31 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Ormond

Period - From 01/07/2025

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	3/24 Cadby Av ORMOND 3204	\$1,100,000	10/09/2025
2	1/22 Cadby Av ORMOND 3204	\$922,000	30/08/2025
3	6/6 Prince Edward Av MCKINNON 3204	\$1,160,000	05/07/2025

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:

05/11/2025 09:49

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

September quarter 2025: \$770,000



 3  2  2

Property Type: Townhouse

Comparable Properties



3/24 Cadby Av ORMOND 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 10/09/2025

Property Type: Townhouse (Single)



1/22 Cadby Av ORMOND 3204 (REI/VG)

Agent Comments

 3  3  2

Price: \$922,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)



6/6 Prince Edward Av MCKINNON 3204 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,160,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200