

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

2/9 Ormond Road, Ormond Vic 3204

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$688,500

Property Type Unit

Suburb Ormond

Period - From 01/10/2025

to 31/12/2025

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	7/29 Holloway St ORMOND 3204	\$600,000	21/11/2025
2	5/2-4 Watson Gr GLEN HUNTLY 3163	\$610,000	22/10/2025
3	4/9 Bent St BENTLEIGH 3204	\$617,500	09/10/2025

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:

05/02/2026 10:47

2/9 Ormond Road, Ormond Vic 3204



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
December quarter 2025: \$688,500

Comparable Properties



7/29 Holloway St ORMOND 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000
Method: Sold Before Auction
Date: 21/11/2025
Property Type: Apartment



5/2-4 Watson Gr GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$610,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Apartment



4/9 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$617,500
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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