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	20 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between $2,050,000 & $2,250,000

Median sale price

Median price $1,800,000 Property Type House Suburb Ormond

Period - From 02/09/2025 to 01/09/2026 Source Property Data

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	30 Sunnyside Gr BENTLEIGH 3204	$2,085,000	22/08/2026
2	5a Oloughlan St ORMOND 3204	$2,020,000	11/08/2026
3	8 Queen St ORMOND 3204	$2,352,500	01/08/2026

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: 02/09/2026 09:50

20 Queen Street, Ormond Vic 3204

JellisCraig

Eileen Bell
91941200
0430 372 602
eileenbell@jelliscraig.com.au



4 2 3

Property Type: House

Indicative Selling Price
$2,050,000 - $2,250,000
Median House Price
02/09/2025 - 01/09/2026: $1,800,000

Comparable Properties



30 Sunnyside Gr BENTLEIGH 3204 (REI)

4 2 1

Price: $2,085,000
Method: Auction Sale
Date: 22/08/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



5a Oloughlan St ORMOND 3204 (REI)

4 2 1

Price: $2,020,000
Method: Sold Before Auction
Date: 11/08/2026
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments



8 Queen St ORMOND 3204 (REI)

4 3 3

Price: $2,352,500
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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