

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 202/437 North Road, Ormond 3204

Indicative selling price

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

Single price \$ or range between \$460,000 & \$480,000

Median sale price

Median price \$685,000 Property type Apartment Suburb Ormond

Period - From 01/04/2025 to 30/06/2025 Source R.E.I.V

Comparable property sales

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
2/8 Ormond Road, Ormond 3204	\$478,000	01/07/2025
2/5 Leila Road, Ormond 3204	\$462,000	28/07/2025
3/74 Bendigo Avenue, Bentleigh 3204	\$492,500	30/06/2025

This Statement of Information was prepared on: 29/09/2025