## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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

#### Indicative selling price

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

Single price \$469,000

### Median sale price

Median price \$770,000	Pro	perty Type Uni	t	;	Suburb	Ormond
Period - From 01/07/2025	to	30/09/2025	Sou	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/22 Walsh St ORMOND 3204	\$470,000	28/08/2025
2	108/1298 Glen Huntly Rd CARNEGIE 3163	\$475,000	28/07/2025
3	6/14 Holloway St ORMOND 3204	\$477,000	26/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2025 12:07

