

## 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

207/538 NORTH ROAD ORMOND VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1/435 NORTH ROAD ORMOND VIC 3204    | \$410,000 | 03-Mar-25 |
| 10/21 LILLIMUR ROAD ORMOND VIC 3204 | \$415,000 | 30-Aug-25 |
| 5/18 ULUPNA ROAD ORMOND VIC 3204    | \$396,000 | 15-May-25 |

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 6 months.~~

This Statement of Information was prepared on: 12 June 2026



**first  
national**  
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**1/435 NORTH ROAD ORMOND VIC  
3204**

Sold Price

**\$410,000**

Sold Date

**03-Mar-25**

1

1

1

Distance

**0.17km**



**10/21 LILLIMUR ROAD ORMOND  
VIC 3204**

Sold Price

**\$415,000**

Sold Date

**30-Aug-25**

1

1

1

Distance

**0.35km**



**5/18 ULUPNA ROAD ORMOND VIC  
3204**

Sold Price

**\$396,000**

Sold Date

**15-May-25**

1

1

1

Distance

**0.45km**

RS = Recent sale

UN = Undisclosed Sale

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