

# 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

284a Tucker 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)

Range between \$1,325,000

&

\$1,450,000

### Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb Ormond

Period - From 17/09/2024

to

16/09/2025

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 | 284 Tucker Rd ORMOND 3204         | \$1,615,000 | 13/09/2025   |
| 2 | 1/206 Tucker Rd BENTLEIGH 3204    | \$1,326,000 | 06/09/2025   |
| 3 | 5 Anderson Av BENTLEIGH EAST 3165 | \$1,450,000 | 28/06/2025   |

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:

17/09/2025 14:32