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	29/30 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $630,000 Property Type Unit Suburb Ormond

Period - From 01/04/2025 to 31/03/2026 Source 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	Price	Date of sale
1	28/30 Lillimur Rd ORMOND 3204	$523,000	24/03/2026
2	3/16 Vickery St BENTLEIGH 3204	$545,000	13/03/2026
3	4/25 Lillimur Rd ORMOND 3204	$543,000	10/11/2025

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: 09/04/2026 14:03

29/30 Lillimur Road, Ormond Vic 3204



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
Year ending March 2026: $630,000

Comparable Properties



28/30 Lillimur Rd ORMOND 3204 (REI)

2 2 1

Price: $523,000
Method: Sold Before Auction
Date: 24/03/2026
Property Type: Apartment

Agent Comments



3/16 Vickery St BENTLEIGH 3204 (REI)

2 1 -

Price: $545,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Apartment

Agent Comments



4/25 Lillimur Rd ORMOND 3204 (VG)

2 - -

Price: $543,000
Method: Sale
Date: 10/11/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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