

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

3/273 GRANGE ROAD ORMOND VIC 3204

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

4/273 GRANGE ROAD ORMOND VIC 3204	\$632,000	16-Feb-25
8/273 GRANGE ROAD ORMOND VIC 3204	\$636,000	21-Mar-25
3/29 HOLLOWAY STREET ORMOND VIC 3204	\$599,500	15-Mar-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: 21 July 2025



4/273 GRANGE ROAD ORMOND VIC 3204

2 1 1

Sold Price **\$632,000** Sold Date **16-Feb-25**

Distance **0km**



8/273 GRANGE ROAD ORMOND VIC 3204

2 1 1

Sold Price **\$636,000** Sold Date **21-Mar-25**

Distance **0km**



3/29 HOLLOWAY STREET ORMOND VIC 3204

2 1 1

Sold Price **\$599,500** Sold Date **15-Mar-25**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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