

# 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

37 Queen Street, 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 \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,890,000 Property Type House 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	15 Wimmera St ORMOND 3204	\$1,840,000	14/03/2026
2	584 Centre Rd BENTLEIGH 3204	\$1,550,000	18/02/2026
3	1/45 Queen St ORMOND 3204	\$1,755,000	25/10/2025

**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:

21/04/2026 08:58

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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending March 2026: \$1,890,000



 3    2    2

**Property Type:** House

## Comparable Properties



**15 Wimmera St ORMOND 3204 (REI)**

[Agent Comments](#)

 4    2    2

**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 568 sqm approx



**584 Centre Rd BENTLEIGH 3204 (REI)**

[Agent Comments](#)

 4    2    4

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** House (Res)

**Land Size:** 584 sqm approx



**1/45 Queen St ORMOND 3204 (REI/VG)**

[Agent Comments](#)

 4    2    3

**Price:** \$1,755,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604