

## 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

4/5 ULUPNA ROAD ORMOND VIC 3204

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$764,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ormond

Period-from

01 May 2024

to

30 Apr 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

2/2 GARDEN AVENUE GLEN HUNTLY VIC 3163	\$737,000	26-Apr-25
4/25 KATANDRA ROAD ORMOND VIC 3204	\$750,000	08-Feb-25
7/72 MOONYA ROAD CARNEGIE VIC 3163	\$665,000	11-Apr-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: 29 May 2025



## 2/2 GARDEN AVENUE GLEN HUNTLY VIC 3163

 2  1  1

Sold Price

<sup>RS</sup>

**\$737,000**

Sold Date

**26-Apr-25**

Distance

**1.13km**



## 4/25 KATANDRA ROAD ORMOND VIC 3204

 2  1  1

Sold Price

**\$750,000**

Sold Date

**08-Feb-25**

Distance

**0.28km**



## 7/72 MOONYA ROAD CARNEGIE VIC 3163

 2  1  1

Sold Price

**\$665,000**

Sold Date

**11-Apr-25**

Distance

**2.01km**



## 2/62 LILLIMUR ROAD ORMOND VIC 3204

 2  1  1

Sold Price

**\$815,000**

Sold Date

**10-Apr-25**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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