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	4/6 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between $740,000 & $810,000

Median sale price

Median price $688,500 Property Type Unit Suburb Ormond

Period - From 01/10/2025 to 31/12/2025 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	2/37 Murray Rd ORMOND 3204	$780,000	13/12/2025
2	2/12 Park Av GLEN HUNTLY 3163	$815,000	29/11/2025
3	2/12 Mackay Av GLEN HUNTLY 3163	$740,000	13/09/2025

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: 16/02/2026 12:25

4/6 Ulupna Road, Ormond Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
$740,000 - $810,000
Median Unit Price
December quarter 2025: $688,500

Comparable Properties



2/37 Murray Rd ORMOND 3204 (REI/VG)
2 | 1 | 2

Price: $780,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit

Agent Comments



2/12 Park Av GLEN HUNTLY 3163 (REI/VG)
2 | 1 | 1

Price: $815,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit

Agent Comments



2/12 Mackay Av GLEN HUNTLY 3163 (REI/VG)
2 | 1 | 1

Price: $740,000
Method: Sold Before Auction
Date: 13/09/2025
Property Type: Unit

Agent Comments

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