

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

402/538 NORTH 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Ormond

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

205/494 NORTH ROAD ORMOND VIC 3204	\$553,000	22-Nov-25
2/15 ULUPNA ROAD ORMOND VIC 3204	\$885,000	16-Jul-25
201/575 NORTH ROAD ORMOND VIC 3204	\$595,000	04-Oct-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: 18 December 2025



205/494 NORTH ROAD ORMOND VIC 3204

 2
  2
  1

Sold Price ^{RS} **\$553,000** ^{UN} Sold Date **22-Nov-25**

Distance **0.09km**



2/15 ULUPNA ROAD ORMOND VIC 3204

 2
  2
  1

Sold Price **\$885,000** Sold Date **16-Jul-25**

Distance **0.36km**



201/575 NORTH ROAD ORMOND VIC 3204

 2
  2
  1

Sold Price **\$595,000** Sold Date **04-Oct-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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