Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Saic

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		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$629,000	Prop	erty type		Unit	Suburb	Ormond
Period-from	01 Nov 2024	to	31 Oct 2	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
301/6-8 BLAIR STREET BENTLEIGH VIC 3204	\$801,000	18-Oct-25
304/2 BLAIR STREET BENTLEIGH VIC 3204	\$752,000	18-Sep-25
402/324 CENTRE ROAD BENTLEIGH VIC 3204	\$780,000	22-May-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: 12 November 2025





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301/6-8 BLAIR STREET BENTLEIGH Sold Price VIC 3204

RS \$801,000 Sold Date 18-Oct-25

■ 2

₾ 2 □ 1 Distance

1.3km



304/2 BLAIR STREET BENTLEIGH Sold Price VIC 3204

** **\$752,000** Sold Date **18-Sep-25**

₽ 2

Distance

1.3km



402/324 CENTRE ROAD **BENTLEIGH VIC 3204**

= 2

□ 1

Sold Price

\$780,000 Sold Date 22-May-25

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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