

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 408 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,824,000 Property Type House Suburb Ormond

Period - From 01/01/2025 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	37 Leopold St CAULFIELD SOUTH 3162	\$1,550,000	24/01/2026
2	26 Thomas St BRIGHTON EAST 3187	\$1,720,000	11/09/2025
3	192 Bambra Rd CAULFIELD SOUTH 3162	\$1,710,000	11/09/2025

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.~~

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2025: \$1,824,000



4 2 5

Property Type: House

Comparable Properties



37 Leopold St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,550,000

Method: Private Sale

Date: 24/01/2026

Property Type: House (Res)

Land Size: 434 sqm approx



26 Thomas St BRIGHTON EAST 3187 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,720,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 583 sqm approx



192 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$1,710,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 607 sqm approx

Account - Jellis Craig | P: 03 9593 4500