

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

478 - 480 North Road, Ormond Vic 3204

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,820,000

Property Type

House

Suburb

Ormond

Period - From

23/05/2024

to

22/05/2025

Source

Property Data

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	5 Tyrone St ORMOND 3204	\$1,920,000	03/03/2025
2	62 Ulupna Rd ORMOND 3204	\$1,900,000	28/11/2024
3	700 North Rd ORMOND 3204	\$1,545,000	23/11/2024

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:

23/05/2025 15:06



6 2 4

Rooms: 8
Property Type: Strata Unit/Flat
Land Size: 878 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
23/05/2024 - 22/05/2025: \$1,820,000

Comparable Properties



5 Tyrone St ORMOND 3204 (REI)

Agent Comments

2 1 2

Price: \$1,920,000
Method: Private Sale
Date: 03/03/2025
Property Type: House (Res)



62 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,900,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 705 sqm approx



700 North Rd ORMOND 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,545,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 570 sqm approx