

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

5/48 ULUPNA 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Ormond

Period-from

01 Aug 2024

to

31 Jul 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

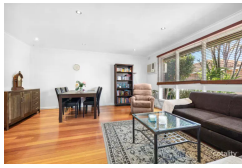
11/20 GRANGE ROAD CARNEGIE VIC 3163	757000	24-May-25
4/6 MAROONA ROAD CARNEGIE VIC 3163	717000	04-May-25
3/14 ELLIOTT AVENUE CARNEGIE VIC 3163	790000	14-Mar-25

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: 16 August 2025

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**11/20 GRANGE ROAD CARNEGIE
VIC 3163**

Sold Price

^{RS} **757000** Sold Date **24-May-25**

 2  1  1

Distance **1.94km**



**4/6 MAROONA ROAD CARNEGIE
VIC 3163**

Sold Price

717000 Sold Date **04-May-25**

 2  1  1

Distance **1.3km**



**3/14 ELLIOTT AVENUE CARNEGIE
VIC 3163**

Sold Price

790000 Sold Date **14-Mar-25**

 3  2  2

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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