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	5/68 Ormond Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $546,500 Property Type Unit Suburb Ascot Vale

Period - From 01/07/2025 to 30/09/2025 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.

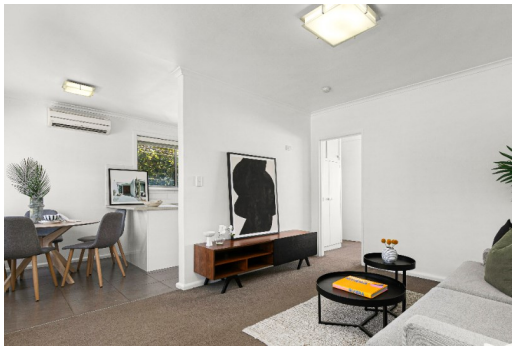
	Address of comparable property	Price	Date of sale
1	7/24 Ormond Rd ASCOT VALE 3032	$325,000	14/08/2025
2	12/267 Ascot Vale Rd MOONEE PONDS 3039	$325,000	14/11/2025
3	4/24 Ormond Rd ASCOT VALE 3032	$345,000	17/09/2025

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.~~

This Statement of Information was prepared on: 05/01/2026 14:13

5/68 Ormond Road, Ascot Vale Vic 3032



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
September quarter 2025: $546,500

Comparable Properties



7/24 Ormond Rd ASCOT VALE 3032 (VG)

1 - -

Price: $325,000
Method: Sale
Date: 14/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



12/267 Ascot Vale Rd MOONEE PONDS 3039 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment

Agent Comments



4/24 Ormond Rd ASCOT VALE 3032 (REI/VG)

1 1 1

Price: $345,000
Method: Private Sale
Date: 17/09/2025
Rooms: 2
Property Type: Flat

Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655

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