

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

635 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

or range
between

\$1,190,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,730,000

Property type

House

Suburb

Ormond

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

359 KOORNANG ROAD ORMOND VIC 3204

\$1,340,000

17-May-25

232 GRANGE ROAD CARNEGIE VIC 3163

\$1,300,000

24-May-25

179 MURRUMBEENA ROAD MURRUMBEENA VIC 3163

\$1,215,000

15-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: 02 June 2025

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**359 KOORNANG ROAD ORMOND
VIC 3204**

Sold Price

^{RS} **\$1,340,000**

Sold Date

17-May-25

 3  2  2

Distance

0.25km



**232 GRANGE ROAD CARNEGIE VIC
3163**

Sold Price

^{RS} **\$1,300,000**

Sold Date

24-May-25

 4  1  -

Distance

0.97km



**179 MURRUMBEENA ROAD
MURRUMBEENA VIC 3163**

Sold Price

\$1,215,000

Sold Date

15-Mar-25

 3  1  1

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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