

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

7/2 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$608,000

Property Type

Unit

Suburb

Ormond

Period - From

01/04/2024

to

31/03/2025

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	201/193 Mckinnon Rd MCKINNON 3204	\$630,000	26/05/2025
2	203/19 Lillimur Rd ORMOND 3204	\$630,000	22/03/2025
3	4/273 Grange Rd ORMOND 3204	\$632,000	16/02/2025

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:

14/06/2025 12:38



 2
  2
  1

Property Type: Apartment

Agent Comments

Built around 2018, Body corp fees approx. \$6640 P.A. Council fee is approx: \$1,017 P.A.

Indicative Selling Price

\$635,000

Median Unit Price

Year ending March 2025: \$608,000

Comparable Properties



201/193 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

 2
  2
  1

Price: \$630,000

Method: Private Sale

Date: 26/05/2025

Property Type: Apartment



203/19 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$630,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Apartment



4/273 Grange Rd ORMOND 3204 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$632,000

Method: Auction Sale

Date: 16/02/2025

Property Type: Unit

Account - The One Real Estate (AU) | P: 03 7007 5707