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	7/24 CADBY AVENUE 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	31 080 000		or ran ç betwe c	•		&	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$620,000	Property type			Unit	Suburb	Ormond
Period-from	01 Oct 2024	to	30 Sep 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 estate agent or agent's representative considers to be most comparable to Address of comparable property					oroperty for sale	operty for	
OR							

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: 30 October 2025



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