

# 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

7/31 Lillimur Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,049,000

### Median sale price

Median price

\$1,285,000

Property Type

Townhouse

Suburb

Ormond

Period - From

09/04/2024

to

08/04/2025

Source

Property Data

### 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	2/110-112 Neville St CARNEGIE 3163	\$1,031,000	12/02/2025
2	109 Neerim Rd GLEN HUNTLY 3163	\$1,025,000	13/11/2024
3	25 Byron St CARNEGIE 3163	\$1,167,000	06/11/2024

**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:

09/04/2025 12:51



2 2 2

Property Type: Townhouse

## Comparable Properties



2/110-112 Neville St CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$1,031,000  
Method: Auction Sale  
Date: 12/02/2025  
Property Type: Unit  
Land Size: 227 sqm approx



109 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 2 2

Price: \$1,025,000  
Method: Sold Before Auction  
Date: 13/11/2024  
Property Type: Townhouse (Res)



25 Byron St CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$1,167,000  
Method: Private Sale  
Date: 06/11/2024  
Property Type: House  
Land Size: 116 sqm approx