Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/31 Lillimur Road, Ormond Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$1,049,000							
Median sale price								
Median price	\$1,285,000	Pro	operty Type	Точ	vnhouse		Suburb	Ormond
Period - From	09/04/2024	to	08/04/2025		So	ource	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.

Ad	dress 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:

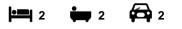
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Alex Grigoriadis





Property Type: Townhouse

9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au Indicative Selling Price

\$1,049,000 Median Townhouse Price 09/04/2024 - 08/04/2025: \$1,285,000

Comparable Properties

2/110-112 Neville St CARNEGIE 3163 (REI) 2 2 2 1 Price: \$1,031,000 Method: Auction Sale Date: 12/02/2025 Property Type: Unit Land Size: 227 sqm approx	Agent Comments
109 Neerim Rd GLEN HUNTLY 3163 (REI/VG) 2 2 2 2 Price: \$1,025,000 Method: Sold Before Auction Date: 13/11/2024 Property Type: Townhouse (Res)	Agent Comments
25 Byron St CARNEGIE 3163 (REI/VG) 2 1 1 1 Price: \$1,167,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 116 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9593 4500



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