

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 Collins Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$3,850,000

Median sale price

Median price

\$1,911,500

Property Type

House

Suburb

Ormond

Period - From

01/10/2025

to

31/12/2025

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	12 Wheeler St ORMOND 3204	\$3,900,000	05/02/2026
2	19 James St GLEN HUNTLY 3163	\$3,850,000	14/11/2025
3			

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:

25/03/2026 10:20

7 Collins Street, Ormond Vic 3204

JellisCraig

Nick Renna

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Indicative Selling Price

\$3,850,000

Median House Price

December quarter 2025: \$1,911,500



5 5 4

Property Type: House

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



12 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

5 4 3

Price: \$3,900,000

Method: Private Sale

Date: 05/02/2026

Property Type: House (Res)

Land Size: 763 sqm approx



19 James St GLEN HUNTLY 3163 (REI)

Agent Comments

5 3 2

Price: \$3,850,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 1714 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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