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	101/2 ULUPNA ROAD 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~~		or range between	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$609,000	Property type	Unit	Suburb	Ormond
Period-from	01 Sep 2024	to	31 Aug 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 sale in the last 6 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
3/29 HOLLOWAY STREET ORMOND VIC 3204	$599,500	15-Mar-25
6/19 LILLIMUR ROAD ORMOND VIC 3204	$620,000	25-Jul-25
8/273 GRANGE ROAD ORMOND VIC 3204	$636,000	21-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 08 September 2025

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3/29 HOLLOWAY STREET ORMOND VIC 3204

2 1 1

Sold Price **$599,500** Sold Date **15-Mar-25**

Distance **0.5km**



6/19 LILLIMUR ROAD ORMOND VIC 3204

2 1 1

Sold Price RS **$620,000** Sold Date **25-Jul-25**

Distance **0.26km**



8/273 GRANGE ROAD ORMOND VIC 3204

2 1 1

Sold Price **$636,000** Sold Date **21-Mar-25**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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