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	5/265 GRANGE 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	Unit	Suburb	Ormond
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
6/269 GRANGE ROAD ORMOND VIC 3204	$575,000	05-Feb-25
101/45 ULUPNA ROAD ORMOND VIC 3204	$540,000	02-May-25
3/29 HOLLOWAY STREET ORMOND VIC 3204	$599,500	15-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: 30 May 2025

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6/269 GRANGE ROAD ORMOND VIC 3204

2 1 1

Sold Price **$575,000** Sold Date **05-Feb-25**

Distance **0.03km**



101/45 ULUPNA ROAD ORMOND VIC 3204

2 2 1

Sold Price RS **$540,000** Sold Date **02-May-25**

Distance **0.15km**



3/29 HOLLOWAY STREET ORMOND VIC 3204

2 1 1

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

Distance **0.37km**

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

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