

## 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

9/75 LILLIMUR ROAD ORMOND VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Ormond

Period-from

01 Dec 2024

to

30 Nov 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

10/21 LILLIMUR ROAD ORMOND VIC 3204	\$415,000	30-Aug-25
7/32 NEWHAM GROVE ORMOND VIC 3204	\$405,333	04-Sep-25
9/253 GRANGE ROAD ORMOND VIC 3204	\$455,000	30-Jun-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 December 2025



**10/21 LILLIMUR ROAD ORMOND  
VIC 3204**

1 1 1

Sold Price **\$415,000** Sold Date **30-Aug-25**

Distance **0.34km**



**7/32 NEWHAM GROVE ORMOND  
VIC 3204**

1 1 1

Sold Price **\$405,333** Sold Date **04-Sep-25**

Distance **0.33km**



**9/253 GRANGE ROAD ORMOND  
VIC 3204**

1 1 1

Sold Price **\$455,000** Sold Date **30-Jun-25**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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