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	15 Anthony Street, Ormond Vic 3204

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,824,000 Property Type House Suburb Ormond

Period - From 01/01/2025 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	29 Graham Av MCKINNON 3204	$1,915,000	23/12/2025
2	17 Lydia St BENTLEIGH 3204	$2,027,000	29/11/2025
3	34 Lindsay St BENTLEIGH 3204	$1,900,000	28/08/2025

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: 20/01/2026 09:58

15 Anthony Street, Ormond Vic 3204

Andrew Panagopoulos
9573 6100
0412 054 970
andrewpanagopoulos@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending December 2025: $1,824,000

Comparable Properties



29 Graham Av MCKINNON 3204 (REI)

5 2 2

Price: $1,915,000
Method: Private Sale
Date: 23/12/2025
Property Type: House (Res)

Agent Comments



17 Lydia St BENTLEIGH 3204 (REI)

4 1 4

Price: $2,027,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments



34 Lindsay St BENTLEIGH 3204 (REI/VG)

3 1 2

Price: $1,900,000
Method: Private Sale
Date: 28/08/2025
Property Type: House
Land Size: 676 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500

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