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	18 Bevan Street, Ormond Vic 3204

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $1,225,000 Property Type Townhouse Suburb Ormond

Period - From 02/03/2025 to 01/03/2026 Source Property Data

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	32a Carlton St MCKINNON 3204	$1,960,000	19/02/2026
2	2d Lewis St MCKINNON 3204	$2,177,500	18/12/2025
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: 02/03/2026 14:37



Property Type:
Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median Townhouse Price
02/03/2025 - 01/03/2026: $1,225,000

Comparable Properties



32a Carlton St MCKINNON 3204 (REI)

4 3 2

Price: $1,960,000
Method: Auction Sale
Date: 19/02/2026
Property Type: Townhouse (Res)

Agent Comments



2d Lewis St MCKINNON 3204 (REI)

4 3 2

Price: $2,177,500
Method: Private Sale
Date: 18/12/2025
Property Type: Townhouse (Single)
Land Size: 337 sqm approx

Agent Comments

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 - Buxton | P: 03 9563 9933

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