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	1/44 Walnut Street, Ormond Vic 3204

Indicative selling price

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

Single price: $1,980,000

Median sale price

Median price: $1,365,500 Property Type: Townhouse Suburb: Ormond

Period - From: 17/06/2025 to: 16/06/2026 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	8a Walnut St ORMOND 3204	$1,920,000	09/04/2026
2	32a Carlton St MCKINNON 3204	$1,960,000	19/02/2026
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: 17/06/2026 14:41

1/44 Walnut Street, Ormond Vic 3204



4 4 2

Property Type: Towhouse
Land Size: 380 approx sqm approx

Agent Comments

Brand new

Indicative Selling Price
$1,980,000
Median Townhouse Price
17/06/2025 - 16/06/2026: $1,365,500

Comparable Properties



8a Walnut St ORMOND 3204 (REI/VG)

4 4 2

Price: $1,920,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 338 sqm approx

Agent Comments



32a Carlton St MCKINNON 3204 (REI/VG)

4 3 2

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

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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