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	26B Wicklow Street, Ormond Vic 3204

Indicative selling price

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

Single price $1,399,000

Median sale price

Median price $1,788,500 Property Type House Suburb Ormond

Period - From 01/10/2023 to 30/09/2024 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	1/26 Amelia St MCKINNON 3204	$1,401,500	26/10/2024
2	384a McKinnon Rd BENTLEIGH EAST 3165	$1,400,000	07/09/2024
3	2/32 Anthony St ORMOND 3204	$1,425,000	30/05/2024

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: 06/11/2024 09:17



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Property Type:
Agent Comments

Indicative Selling Price
$1,399,000
Median House Price
Year ending September 2024: $1,788,500

Comparable Properties



1/26 Amelia St MCKINNON 3204 (REI)

3 2 2

Agent Comments

Price: $1,401,500
Method: Auction Sale
Date: 26/10/2024
Property Type: Townhouse (Res)



384a McKinnon Rd BENTLEIGH EAST 3165 (REI)

3 2 2

Agent Comments

Price: $1,400,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 369 sqm approx



2/32 Anthony St ORMOND 3204 (REI/VG)

3 2 3

Agent Comments

Price: $1,425,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933

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