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	2/268 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,792,000 Property Type House Suburb Ormond

Period - From 01/01/2024 to 31/12/2024 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	2/42 Murray Rd MCKINNON 3204	$1,130,000	14/12/2024
2	6 Walden Gr CARNEGIE 3163	$1,210,000	11/11/2024
3	3/60 Moonya Rd CARNEGIE 3163	$1,082,500	10/11/2024

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: 20/02/2025 10:34

2/268 Grange Road, Ormond Vic 3204



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
Year ending December 2024: $1,792,000

Comparable Properties



2/42 Murray Rd MCKINNON 3204 (REI/VG)

3 2 2

Price: $1,130,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Villa
Land Size: 300 sqm approx

Agent Comments



6 Walden Gr CARNEGIE 3163 (REI/VG)

3 1 2

Price: $1,210,000
Method: Private Sale
Date: 11/11/2024
Property Type: Townhouse (Single)

Agent Comments



3/60 Moonya Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,082,500
Method: Auction Sale
Date: 10/11/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

REIV THE DIFFERENCE | propertydata.com.au

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