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	13 Garfield Avenue, Ormond Vic 3204

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,900,000 Property Type House Suburb Ormond

Period - From 01/10/2024 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	9 Parker St ORMOND 3204	$1,420,000	23/02/2025
2	14 Dunoon St MURRUMBEENA 3163	$1,221,000	23/11/2024
3	5 Beauville Av MURRUMBEENA 3163	$1,431,000	16/11/2024

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: 18/03/2025 17:25

13 Garfield Avenue, Ormond Vic 3204

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3 1 2

Property Type: House

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
December quarter 2024: $1,900,000

Comparable Properties



9 Parker St ORMOND 3204 (REI)

3 1 2

Price: $1,420,000
Method: Sold Before Auction
Date: 23/02/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



14 Dunoon St MURRUMBEENA 3163 (REI/VG)

4 1 1

Price: $1,221,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House
Land Size: 562 sqm approx

Agent Comments



5 Beauville Av MURRUMBEENA 3163 (REI/VG)

2 1 1

Price: $1,431,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

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