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	22 Bewdley Street, Ormond VIC 3204

Indicative selling price

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

Range between $2,375,000 & $2,500,000

Median sale price

Median price $1,806,000 Property Type House Suburb Ormond

Period - From 21/12/2024 to 20/06/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Lysbeth Street McKinnon VIC 3204	$2,450,000	24/05/2025
64 Murray Road McKinnon VIC 3204	$2,250,000	16/04/2025
31 Dalmor Avenue Ormond VIC 3204	$2,500,000	03/03/2025

This Statement of Information was prepared on: 21/06/2025