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	29 Thompson Street, Ormond Vic 3204

Indicative selling price

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

Single price $1,820,000

Median sale price

Median price $1,835,000 Property Type House Suburb Ormond

Period - From 19/05/2024 to 18/05/2025 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	27 Wavell St BENTLEIGH 3204	$1,782,000	01/03/2025
2	6 Creswick Gr MCKINNON 3204	$1,785,000	21/12/2024
3	60 Murray Rd MCKINNON 3204	$1,740,000	19/12/2024

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: 19/05/2025 14:31

29 Thompson Street, Ormond Vic 3204



3 1 1

Property Type: House
Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price
$1,820,000
Median House Price
19/05/2024 - 18/05/2025: $1,835,000

Comparable Properties



27 Wavell St BENTLEIGH 3204 (REI)

4 1 1

Price: $1,782,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments



6 Creswick Gr MCKINNON 3204 (VG)

3 - -

Price: $1,785,000
Method: Sale
Date: 21/12/2024
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments



60 Murray Rd MCKINNON 3204 (REI)

3 1 4

Price: $1,740,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 739 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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