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	44 Stewart Street, Ormond Vic 3204

Indicative selling price

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

Range between $2,520,000 & $2,580,000

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	31 Dalmor Av ORMOND 3204	$2,500,000	03/03/2025
2	134 Wheatley Rd ORMOND 3204	$2,620,000	17/11/2024
3			

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: 01/04/2025 08:30

44 Stewart Street, Ormond Vic 3204



4

Property Type:
Divorce/Estate/Family Transfers
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$2,520,000 - $2,580,000
Median House Price
December quarter 2024: $1,900,000

Comparable Properties



31 Dalmor Av ORMOND 3204 (REI)

4 2 2

Price: $2,500,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



134 Wheatley Rd ORMOND 3204 (REI/VG)

5 3 3

Price: $2,620,000
Method: Auction Sale
Date: 17/11/2024
Property Type: House (Res)
Land Size: 816 sqm approx

Agent Comments

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.

Account - Buxton | P: 03 9563 9933

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.