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	3/24 Cadby Avenue, Ormond Vic 3204

Indicative selling price

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

Single price $1,119,000

Median sale price

Median price $1,140,000 Property Type Townhouse Suburb Ormond

Period - From 06/09/2024 to 05/09/2025 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.~~

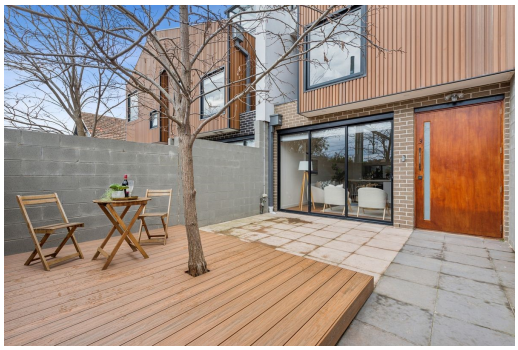
	Address of comparable property	Price	Date of sale
1	6/6 Prince Edward Av MCKINNON 3204	$1,160,000	05/07/2025
2			
3			

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: 06/09/2025 17:11

3/24 Cadby Avenue, Ormond Vic 3204



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,119,000
Median Townhouse Price
06/09/2024 - 05/09/2025: $1,140,000

Comparable Properties



6/6 Prince Edward Av MCKINNON 3204 (REI)

3 3 2

Price: $1,160,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

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 9555 0622 | F: 03 9532 2234

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