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 Bewdley Street, Ormond VIC 3204

Indicative selling price

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

Range between $2,000,000 & $2,100,000

Median sale price

Median price $1,813,000 Property Type House Suburb Ormond

Period - From 23/03/2025 to 22/09/2025 Source Cotality™

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
4 Elm Grove McKinnon VIC 3204	$2,093,700	26/07/2025
12 Bruce Street Bentleigh VIC 3204	$2,100,000	14/06/2025
9 Valkstone Street Bentleigh East VIC 3165	$2,245,000	13/09/2025

This Statement of Information was prepared on: 23/09/2025