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	5 Walnut Street, Ormond Vic 3204

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 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	15a Florence St ORMOND 3204	$1,602,000	19/07/2025
2	46a Lindsay St BENTLEIGH 3204	$1,600,000	24/05/2025
3	10 Claire St MCKINNON 3204	$1,501,500	17/04/2025

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: 01/10/2025 15:03

5 Walnut Street, Ormond Vic 3204

JellisCraig

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4 3 2

Property Type: House

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
01/10/2024 - 30/09/2025: $1,835,000

Comparable Properties



15a Florence St ORMOND 3204 (REI/VG)

4 2 2

Price: $1,602,000
Method: Auction Sale
Date: 19/07/2025
Property Type: Townhouse (Res)

Agent Comments



46a Lindsay St BENTLEIGH 3204 (REI/VG)

4 2 2

Price: $1,600,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)

Agent Comments



10 Claire St MCKINNON 3204 (REI/VG)

4 2 3

Price: $1,501,500
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)
Land Size: 678 sqm approx

Agent Comments

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