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	59a Murray Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,820,500 Property Type House Suburb Ormond

Period - From 03/09/2024 to 02/09/2025 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	104 Oakleigh Rd CARNEGIE 3163	$1,190,000	16/08/2025
2	1/14 Station Av MCKINNON 3204	$1,202,000	05/07/2025
3	29 Eumeralla Rd CAULFIELD SOUTH 3162	$1,275,000	28/06/2025

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: 03/09/2025 11:31

59a Murray Road, Ormond Vic 3204



2 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
03/09/2024 - 02/09/2025: $1,820,500

Comparable Properties



104 Oakleigh Rd CARNEGIE 3163 (REI)

2 1 2

Price: $1,190,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments



1/14 Station Av MCKINNON 3204 (REI/VG)

2 1 2

Price: $1,202,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit
Land Size: 276 sqm approx

Agent Comments



29 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)

2 1 2

Price: $1,275,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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