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	8/14 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $685,000 Property Type Unit Suburb Ormond

Period - From 01/04/2025 to 30/06/2025 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	3/24 Cadby Av ORMOND 3204	$1,100,000	10/09/2025
2	4/20 Rigby Av CARNEGIE 3163	$1,258,000	21/08/2025
3	2/28 Station Av MCKINNON 3204	$1,280,000	10/08/2025

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: 02/10/2025 09:04

8/14 Lillimur Road, Ormond Vic 3204

Eileen Bell
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
June quarter 2025: $685,000

Comparable Properties



3/24 Cadby Av ORMOND 3204 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 10/09/2025
Property Type: Townhouse (Single)

Agent Comments



4/20 Rigby Av CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,258,000
Method: Sold Before Auction
Date: 21/08/2025
Property Type: Townhouse (Res)

Agent Comments



2/28 Station Av MCKINNON 3204 (REI/VG)

3 2 1

Price: $1,280,000
Method: Sold Before Auction
Date: 10/08/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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