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	1/24 Ormond Road, Ascot Vale Vic 3032

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $548,750 Property Type Unit Suburb Ascot Vale

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	7/24 Ormond Rd ASCOT VALE 3032	$325,000	14/08/2025
2	6/7-9 Farnham Ct FLEMINGTON 3031	$345,000	15/07/2025
3	3/24 Ormond Rd ASCOT VALE 3032	$305,000	08/05/2025

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: 24/09/2025 11:04

1/24 Ormond Road, Ascot Vale Vic 3032

JellisCraig

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1 1 1

Property Type: Apartment
Land Size: 679 sqm approx

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
June quarter 2025: $548,750

Agent Comments

Offering one bedroom with built-in-robe, separate kitchen with gas cooking and lounge, bathroom with shower over bath, off street parking and access to private courtyard. Other features include security entrance and communal laundry.

Comparable Properties



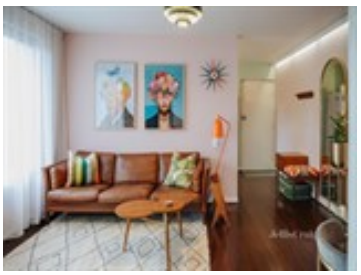
7/24 Ormond Rd ASCOT VALE 3032 (VG)

1 - -

Price: $325,000
Method: Sale
Date: 14/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1 bedroom in same building that sold with very similar floor plan.



6/7-9 Farnham Ct FLEMINGTON 3031 (REI)

1 1 1

Price: $345,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments

similar features and similar age to 1/24 Ormond Road, also sold on busy road.



3/24 Ormond Rd ASCOT VALE 3032 (REI/VG)

1 1 1

Price: $305,000
Method: Private Sale
Date: 08/05/2025
Rooms: 3
Property Type: Apartment

Agent Comments

1 bedroom with similar floor plan that sold in the same block.

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