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	2/31 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $770,000 Property Type Unit Suburb Ormond

Period - From 01/07/2025 to 30/09/2025 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	1/22 Cadby Av ORMOND 3204	$922,000	30/08/2025
3	6/6 Prince Edward Av MCKINNON 3204	$1,160,000	05/07/2025

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: 05/11/2025 09:49

2/31 Lillimur Road, Ormond Vic 3204

JellisCraig

Eileen Bell
91941200
0430 372 602
eileenbell@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
September quarter 2025: $770,000

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



1/22 Cadby Av ORMOND 3204 (REI/VG)

3 3 2

Price: $922,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)

Agent Comments



6/6 Prince Edward Av MCKINNON 3204 (REI/VG)

3 3 2

Price: $1,160,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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