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	1/716 North Road, Ormond Vic 3204

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	16/15a Wattle Gr MCKINNON 3204	$1,170,000	23/10/2025
2	1004 North Rd BENTLEIGH EAST 3165	$1,100,000	06/09/2025
3	2/8 Wicklow St ORMOND 3204	$1,105,500	02/09/2025

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: 21/11/2025 15:09

1/716 North Road, Ormond Vic 3204

JellisCraig

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4 2 1

Property Type: Unit

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
September quarter 2025: $770,000

Comparable Properties



16/15a Wattle Gr MCKINNON 3204 (REI)

3 2 2

Price: $1,170,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Unit

Agent Comments



1004 North Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Agent Comments



2/8 Wicklow St ORMOND 3204 (VG)

3 - -

Price: $1,105,500
Method: Sale
Date: 02/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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