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	2/37 Murray Road, Ormond Vic 3204

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $630,000 Property Type Unit Suburb Ormond

Period - From 01/10/2024 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	2/251 Tucker Rd ORMOND 3204	$650,000	25/06/2025
2	5/297 Grange Rd ORMOND 3204	$655,000	31/05/2025
3			

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: 17/11/2025 12:55

2/37 Murray Road, Ormond Vic 3204

Golan Flamm
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2 1 2

Property Type: Villa Unit

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending September 2025: $630,000

Comparable Properties



2/251 Tucker Rd ORMOND 3204 (VG)

2 - -

Price: $650,000
Method: Sale
Date: 25/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/297 Grange Rd ORMOND 3204 (REI/VG)

2 1 1

Price: $655,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Unit
Land Size: 65 sqm approx

Agent Comments

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