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 Bethell Street, Ormond Vic 3204

Indicative selling price

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

Single price $1,400,000

Median sale price

Median price $1,911,500 Property Type House Suburb Ormond

Period - From 01/10/2025 to 31/12/2025 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	1/14 Charlton St BENTLEIGH 3204	$1,455,000	09/02/2026
2	2 Wheeler St ORMOND 3204	$1,355,000	22/12/2025
3	1A Chalmers St MCKINNON 3204	$1,363,000	22/11/2025

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: 12/02/2026 11:03

1 Bethell Street, Ormond Vic 3204

JellisCraig

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3 2 2

Property Type: House

Indicative Selling Price
$1,400,000
Median House Price
December quarter 2025: $1,911,500

Comparable Properties



1/14 Charlton St BENTLEIGH 3204 (REI)

3 2 3

Price: $1,455,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Single)

Agent Comments



2 Wheeler St ORMOND 3204 (REI)

3 2 1

Price: $1,355,000
Method: Private Sale
Date: 22/12/2025
Property Type: House

Agent Comments



1A Chalmers St MCKINNON 3204 (REI)

3 2 2

Price: $1,363,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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