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	259 Tucker Road, Ormond Vic 3204

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price

Median price $1,824,000 Property Type House Suburb Ormond

Period - From 01/01/2025 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	1/3 Garden Av GLEN HUNTLY 3163	$936,000	06/12/2025
2	3/12 Mackay Av GLEN HUNTLY 3163	$950,000	13/10/2025
3	3/23 Vickery St BENTLEIGH 3204	$965,000	23/09/2025

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: 27/01/2026 12:19

259 Tucker Road, Ormond Vic 3204

Todd Dixon
0448 881 434
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3 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median House Price
Year ending December 2025: $1,824,000

Comparable Properties



1/3 Garden Av GLEN HUNTLY 3163 (REI)

3 1 1

Price: $936,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Unit

Agent Comments



3/12 Mackay Av GLEN HUNTLY 3163 (REI/VG)

3 1 1

Price: $950,000
Method: Private Sale
Date: 13/10/2025
Property Type: Unit

Agent Comments



3/23 Vickery St BENTLEIGH 3204 (REI/VG)

2 1 2

Price: $965,000
Method: Private Sale
Date: 23/09/2025
Property Type: Unit
Land Size: 207 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

REIV THE DIFFERENCE

propertydata.com.au

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