

# 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

12b Parker Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### 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	31 Ardyne St MURRUMBEENA 3163	\$1,435,000	28/02/2026
2	55 Leila Rd ORMOND 3204	\$1,205,000	21/02/2026
3	8 Yendon Rd CARNEGIE 3163	\$1,375,000	21/02/2026

**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:

03/03/2026 12:10



3 1 3

**Property Type:** House  
**Land Size:** 511 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
December quarter 2025: \$1,911,500

## Comparable Properties



31 Ardyne St MURRUMBEENA 3163 (REI)

[Agent Comments](#)

3 1 2

**Price:** \$1,435,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 425 sqm approx



55 Leila Rd ORMOND 3204 (REI)

[Agent Comments](#)

2 2 2

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 485 sqm approx



8 Yendon Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

3 2 2

**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 21/02/2026  
**Property Type:** House

Account - Slater & Levin



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