

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

7 Collins Street, Ormond Vic 3204

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

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	19 James St GLEN HUNTLY 3163	\$3,850,000	14/11/2025
2	406 Mckinnon Rd BENTLEIGH EAST 3165	\$3,515,000	07/10/2025
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:

03/03/2026 13:04

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Property Type: House

Agent Comments

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

December quarter 2025: \$1,911,500

Comparable Properties



19 James St GLEN HUNTLY 3163 (REI)

Agent Comments

5 3 2

Price: \$3,850,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 1714 sqm approx



406 Mckinnon Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

5 - -

Price: \$3,515,000

Method: Sale

Date: 07/10/2025

Property Type: House (Res)

Land Size: 585 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



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