

# 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

1/269 Grange Road, 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 \$550,000 & \$595,000

### Median sale price

Median price \$545,500 Property Type Unit Suburb Ormond

Period - From 25/02/2025 to 24/02/2026 Source Property Data

### 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	2/182 Sycamore St CAULFIELD SOUTH 3162	\$590,000	18/02/2026
2	7/29 Holloway St ORMOND 3204	\$600,000	21/11/2025
3	206/1177 Glen Huntly Rd GLEN HUNTLY 3163	\$560,000	24/10/2025

**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:

25/02/2026 13:33

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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$595,000  
**Median Unit Price**  
25/02/2025 - 24/02/2026: \$545,500

## Comparable Properties



**2/182 Sycamore St CAULFIELD SOUTH 3162 (REI)**

[Agent Comments](#)



**Price:** \$590,000  
**Method:** Sold Before Auction  
**Date:** 18/02/2026  
**Property Type:** Apartment



**7/29 Holloway St ORMOND 3204 (REI/VG)**

[Agent Comments](#)



**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2025  
**Property Type:** Apartment



**206/1177 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG)**

[Agent Comments](#)



**Price:** \$560,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2025  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480