

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

15 Wimmera Street, Ormond Vic 3204

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,813,000

Property Type

House

Suburb

Ormond

Period - From

18/12/2024

to

17/12/2025

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	43 Murray Rd ORMOND 3204	\$2,020,000	07/12/2025
2	33 Lindsay Av MURRUMBEENA 3163	\$1,890,000	09/10/2025
3	6 Tyrone St ORMOND 3204	\$1,880,000	06/09/2025

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:

18/12/2025 10:50

15 Wimmera Street, Ormond Vic 3204



Rooms: 6
Property Type: House
Land Size: 563.553 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
18/12/2024 - 17/12/2025: \$1,813,000

Comparable Properties



43 Murray Rd ORMOND 3204 (REI)

Agent Comments



Price: \$2,020,000
Method: Private Sale
Date: 07/12/2025
Property Type: House
Land Size: 560 sqm approx



33 Lindsay Av MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,890,000
Method: Private Sale
Date: 09/10/2025
Property Type: House (Res)
Land Size: 613 sqm approx



6 Tyrone St ORMOND 3204 (REI/VG)

Agent Comments



Price: \$1,880,000
Method: Private Sale
Date: 06/09/2025
Property Type: House
Land Size: 627 sqm approx

Account - Buxton



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