

# 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

37 Stewart 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)

Single price

\$3,000,000

### Median sale price

Median price

\$1,860,000

Property Type

House

Suburb

Ormond

Period - From

19/05/2025

to

18/11/2025

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Foch Street Ormond VIC 3204	\$3,105,000	13/11/2025
23 Dalmor Avenue Ormond VIC 3204	\$2,841,000	11/10/2025
14 Wright Street Bentleigh VIC 3204	\$3,120,000	16/08/2025

This Statement of Information was prepared on:

20/11/2025