

# 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

21 Maud 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 \$1,950,000 & \$2,050,000

### 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	15 Jean St MCKINNON 3204	\$1,900,000	20/11/2025
2	43 Anthony St ORMOND 3204	\$2,150,000	10/10/2025
3	30 Lysbeth St MCKINNON 3204	\$1,945,000	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:

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,950,000 - \$2,050,000  
**Median House Price**  
December quarter 2025: \$1,911,500

## Comparable Properties



**15 Jean St MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 20/11/2025  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx



**43 Anthony St ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$2,150,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**30 Lysbeth St MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$1,945,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx

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