

## 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

1/34 CADBY AVENUE ORMOND VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jan 2025

to

31 Dec 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 6 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

3/24 CADBY AVENUE ORMOND VIC 3204	\$1,100,000	10-Sep-25
3/91 OAKLEIGH ROAD CARNEGIE VIC 3163	\$1,100,000	05-Dec-25
1/5 ADELAIDE STREET MCKINNON VIC 3204	\$1,030,000	16-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 27 January 2026


**3/24 CADBY AVENUE ORMOND  
VIC 3204**
 3  2  2

 Sold Price **\$1,100,000** Sold Date **10-Sep-25**

 Distance **0.07km**

Mckinnon School Zone


**3/91 OAKLEIGH ROAD CARNEGIE  
VIC 3163**
 3  2  2

 Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **05-Dec-25**

 Distance **1.45km**

**1/5 ADELAIDE STREET MCKINNON  
VIC 3204**
 3  2  2

 Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **16-Dec-25**

 Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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