

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

106/2 Ulupna Road, Ormond VIC 3204

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Ormond

Period - From

16/08/2025

to

15/02/2026

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
33/1083-1089 Glen Huntly Road Glen Huntly VIC 3163	\$469,000	15/11/2025
8/61 Lees Street McKinnon VIC 3204	\$430,000	19/09/2025
104/40 Mavho Street Bentleigh VIC 3204	\$439,000	14/01/2026

This Statement of Information was prepared on:

16/02/2026