

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

3/305 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$639,500 Property Type Unit Suburb Ormond

Period - From 01/01/2025 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	2/7 Bent St BENTLEIGH 3204	\$625,000	18/03/2026
2	3/16 Vickery St BENTLEIGH 3204	\$545,000	13/03/2026
3	6/56 Mimosa Rd CARNEGIE 3163	\$583,000	07/03/2026

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:

02/04/2026 16:38

3/305 Grange Road, Ormond Vic 3204



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending December 2025: \$639,500

Comparable Properties



2/7 Bent St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$625,000

Method: Sold Before Auction

Date: 18/03/2026

Property Type: Apartment



3/16 Vickery St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$545,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: Apartment



6/56 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$583,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Apartment

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