

# 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

4b Howard 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)

Single price \$1,650,000

### Median sale price

Median price \$1,150,000

Property Type Townhouse

Suburb Ormond

Period - From 13/01/2025

to 12/01/2026

Source Property Data

### 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	2a Ellindale Av MCKINNON 3204	\$1,560,000	06/12/2025
2	12A Mckinnon Rd MCKINNON 3204	\$1,761,000	24/09/2025
3			

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:

13/01/2026 08:21



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,650,000  
**Median Townhouse Price**  
13/01/2025 - 12/01/2026: \$1,150,000

## Comparable Properties



**2a Ellindale Av MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$1,560,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)



**12A Mckinnon Rd MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$1,761,000  
**Method:** Private Sale  
**Date:** 24/09/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 347 sqm approx

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.

Account - Buxton | P: 03 9563 9933



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