

# 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 343 Koornang Road, 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 \$1,899,950

### Median sale price

Median price \$1,847,500

Property Type House

Suburb Ormond

Period - From 01/10/2024

to 30/09/2025

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	4 Walden Gr CARNEGIE 3163	\$1,824,000	28/11/2025
2	11 Longstaff St CARNEGIE 3163	\$2,021,000	22/11/2025
3	35 Dorothy Av GLEN HUNTLY 3163	\$1,970,000	08/11/2025

**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:

15/12/2025 17:10



 5  3  3

**Property Type:** House  
**Land Size:** 664 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,899,950  
**Median House Price**  
Year ending September 2025: \$1,847,500

## Comparable Properties



**4 Walden Gr CARNEGIE 3163 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,824,000  
**Method:** Sold Before Auction  
**Date:** 28/11/2025  
**Property Type:** House (Res)



**11 Longstaff St CARNEGIE 3163 (REI)**

[Agent Comments](#)

 4  2  4

**Price:** \$2,021,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**35 Dorothy Av GLEN HUNTLY 3163 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,970,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx

Account - Slater & Levin



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