

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

1/28 Ulupna Road, Ormond Vic 3204

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Ormond

Period - From 01/04/2026 to 30/06/2026 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	1/2 Waratah Av GLEN HUNTLY 3163	\$880,000	20/06/2026
2	3/2 Elizabeth Cr CARNEGIE 3163	\$855,000	26/03/2026
3	6/6 Ulupna Rd ORMOND 3204	\$895,000	21/03/2026

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:

14/07/2026 17:17

1/28 Ulupna Road, Ormond Vic 3204

JellisCraig

Myron Ching

9573 6100

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Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

June quarter 2026: \$645,000



2 1 1

Property Type: Villa

Comparable Properties



1/2 Waratah Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$880,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Unit



3/2 Elizabeth Cr CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 2

Price: \$855,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: Unit



6/6 Ulupna Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$895,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Villa

Account - Jellis Craig | P: 03 9593 4500



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