

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

1/44 Walnut Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$1,258,000

Property Type Townhouse

Suburb Ormond

Period - From 28/04/2025

to

27/04/2026

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	8a Walnut St ORMOND 3204	\$1,920,000	09/04/2026
2	32a Carlton St MCKINNON 3204	\$1,960,000	19/02/2026
3	2d Lewis St MCKINNON 3204	\$2,177,500	18/12/2025

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:

28/04/2026 15:20

 4.5  4  2

Rooms: 6

Property Type: Townhouse

Land Size: 380sqm aprox sqm
approx

Agent Comments

Brand new townhouse (never occupied), McKinnon Zone. 7 star energy rating.

Indicative Selling Price

\$2,000,000 - \$2,100,000

Median Townhouse Price

28/04/2025 - 27/04/2026: \$1,258,000

Comparable Properties



8a Walnut St ORMOND 3204 (REI)

[Agent Comments](#)

 4  4  2

Price: \$1,920,000

Method: Sold Before Auction

Date: 09/04/2026

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



32a Carlton St MCKINNON 3204 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,960,000

Method: Auction Sale

Date: 19/02/2026

Property Type: Townhouse (Res)



2d Lewis St MCKINNON 3204 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$2,177,500

Method: Private Sale

Date: 18/12/2025

Property Type: Townhouse (Single)

Land Size: 337 sqm approx