

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

1/706 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$688,500 Property Type Unit Suburb Ormond

Period - From 01/10/2025 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	2/29 Emily St CARNEGIE 3163	\$715,000	26/03/2026
2	2/38 Royal Av GLEN HUNTLY 3163	\$752,000	20/02/2026
3	5/47 Carlyon St ORMOND 3204	\$795,000	21/01/2026

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:

07/04/2026 10:21



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Property Type: Unit
Land Size: 234 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median Unit Price
 December quarter 2025: \$688,500

Comparable Properties



2/29 Emily St CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$715,000
Method: Private Sale
Date: 26/03/2026
Property Type: Unit



2/38 Royal Av GLEN HUNTLY 3163 (REI)

Agent Comments

 2  1  1

Price: \$752,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Unit



5/47 Carlyon St ORMOND 3204 (VG)

Agent Comments

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Price: \$795,000
Method: Sale
Date: 21/01/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036