

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

10/289 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,225,000 Property Type Townhouse Suburb Ormond

Period - From 27/03/2025 to 26/03/2026 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	7/227 Mckinnon Rd MCKINNON 3204	\$940,000	06/12/2025
2	2/22 Station Av MCKINNON 3204	\$805,000	29/11/2025
3	1/31 Prince Edward Av MCKINNON 3204	\$875,000	30/09/2025

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:

27/03/2026 13:48



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median Townhouse Price
27/03/2025 - 26/03/2026: \$1,225,000

Comparable Properties



7/227 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$940,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



2/22 Station Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)



1/31 Prince Edward Av MCKINNON 3204 (REI/VG)

Agent Comments



Price: \$875,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: Apartment

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