

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address

Including suburb & postcode

103/2 Ormond Road, Ormond VIC 3204

Indicative selling price

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

Single price

X

or range between

\$550,000

&

\$600,000

Median sale price

Median price

\$642,875

Property type

Apartment

Suburb

Ormond

Period - from

01/07/25

to

30/06/26

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	Sale Date	Bed	Bath	Car
1. 101/2 Ormond Road, Ormond VIC 3204	\$557,500	22/03/26	2	2	1
2. 106/10 Station Avenue, McKinnon VIC 3204	\$638,800	29/05/26	2	2	1
3. 103/22 Bent Street, Bentleigh VIC 3204	\$575,000	27/05/26	2	2	1

This Statement of Information was prepared on:

12/08/26

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 3/15 Bent Street, Bentleigh VIC 3204	\$600,000	31/05/26	2	2	1
5. 202/2 Ormond Road, Ormond VIC 3204	\$570,000	14/11/23	2	2	1
6. 103/2 Ormond Road, Ormond VIC 3204	\$590,000	01/03/22	2	2	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$600pw Periodic	\$650pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,109.75	\$704.32	\$6,246.68	\$8,060.75

Year Built	# In Complex/Block	Facilities
2019	16	Underground Parking, Visitor Spots, Lift

Owners Corporation	Chattels
TSM Strata P: 1300 173 553	All fixed floor coverings, electric light fittings & window furnishings

Sale Method	Terms
Deadline Sale - 29/09/26 at 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.