

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

13 Bevan Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,645,000

Property Type House

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	265 Mckinnon Rd MCKINNON 3204	\$1,580,000	05/08/2026
2	29 Carlyon St ORMOND 3204	\$1,600,000	20/07/2026
3	29 Brewer Rd BENTLEIGH 3204	\$1,320,000	14/05/2026

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:

11/08/2026 15:22



2
 1
 2

Property Type: House

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$1,645,000

Note that we are unable to find comparable sales of similar land sizes and the condition of the property, which is currently unliveable.

Comparable Properties



265 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

3
 1
 2

Price: \$1,580,000

Method: Private Sale

Date: 05/08/2026

Property Type: House

Land Size: 641 sqm approx



29 Carlyon St ORMOND 3204 (REI)

Agent Comments

3
 1
 2

Price: \$1,600,000

Method: Private Sale

Date: 20/07/2026

Property Type: House

Land Size: 582 sqm approx



29 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3
 1
 3

Price: \$1,320,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: House (Res)

Land Size: 539 sqm approx