

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

15 Ormond Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Moonee Ponds

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	71 Ormond Rd MOONEE PONDS 3039	\$1,262,575	21/07/2026
2	13 Ormond Rd MOONEE PONDS 3039	\$1,000,000	18/07/2026
3	198 Ascot Vale Rd ASCOT VALE 3032	\$1,100,000	08/07/2026

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:

06/08/2026 10:25

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3 2 1

Rooms: 5
Property Type: House
Land Size: 269 sqm approx

Agent Comments

Beautifully renovated, this three-bedroom, two-bathroom Victorian home blends period charm with contemporary style.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,370,000

Comparable Properties



71 Ormond Rd MOONEE PONDS 3039 (REI)

3 1 1

Price: \$1,262,575
Method: Private Sale
Date: 21/07/2026
Property Type: House
Land Size: 418 sqm approx

Agent Comments

Sold on the same street, land is larger however is positioned on the low side of the street, also isn't as nice as ours internally.



13 Ormond Rd MOONEE PONDS 3039 (REI)

3 1 2

Price: \$1,000,000
Method: Sold Before Auction
Date: 18/07/2026
Property Type: House (Res)

Agent Comments

Sold next door, is a single level home on similar land size. was in original condition, living and kitchen area much smaller plus the third bedroom was separate to the house.



198 Ascot Vale Rd ASCOT VALE 3032 (REI)

3 1 2

Price: \$1,100,000
Method: Private Sale
Date: 08/07/2026
Property Type: House (Res)
Land Size: 317 sqm approx

Agent Comments

Main road property sold in the neighbouring suburb, is a brick home in original condition.

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