

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

15a Wicklow Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,850,000

&

\$1,910,000

Median sale price

Median price \$1,310,500

Property Type Townhouse

Suburb Ormond

Period - From 14/07/2025

to

13/07/2026

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	3a Lillimur Rd ORMOND 3204	\$1,650,000	20/06/2026
2	8a Walnut St ORMOND 3204	\$1,920,000	09/04/2026
3	4B Howard Av ORMOND 3204	\$1,750,000	21/03/2026

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:

14/07/2026 11:32

15a Wicklow Street, Ormond Vic 3204



3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,910,000
Median Townhouse Price
14/07/2025 - 13/07/2026: \$1,310,500

Comparable Properties



3a Lillimur Rd ORMOND 3204 (REI)

Agent Comments

4 3 2

Price: \$1,650,000
Method: Private Sale
Date: 20/06/2026
Property Type: Townhouse (Single)



8a Walnut St ORMOND 3204 (REI/VG)

Agent Comments

4 4 2

Price: \$1,920,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



4B Howard Av ORMOND 3204 (REI)

Agent Comments

4 3 2

Price: \$1,750,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Account - Buxton



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