

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

1a Leinster Street, Ormond Vic 3204

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Ormond

Period - From 01/01/2026

to 31/03/2026

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	278 Jasper Rd MCKINNON 3204	\$1,545,000	13/04/2026
2	7 Juliana St BENTLEIGH EAST 3165	\$1,590,000	22/11/2025
3	47 Whitmuir Rd MCKINNON 3204	\$1,608,000	25/10/2025

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:

14/04/2026 12:55

1a Leinster Street, Ormond Vic 3204

Ari Levin
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 3  3  4

Property Type: House
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000
Median House Price
March quarter 2026: \$1,950,000

Comparable Properties



278 Jasper Rd MCKINNON 3204 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,545,000
Method: Private Sale
Date: 13/04/2026
Property Type: House
Land Size: 649 sqm approx



7 Juliana St BENTLEIGH EAST 3165 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$1,590,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 609 sqm approx



47 Whitmuir Rd MCKINNON 3204 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,608,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Slater & Levin



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