

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

2/11 Bethell Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,310,500

Property Type Townhouse

Suburb Ormond

Period - From 31/08/2025

to

30/08/2026

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	1/14 Osborne Av BENTLEIGH 3204	\$1,240,000	22/06/2026
2	1/22 Clonaig St BRIGHTON EAST 3187	\$1,252,500	30/05/2026
3	4/11 Clinton St BRIGHTON EAST 3187	\$1,200,000	14/03/2026

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:

31/08/2026 14:06

2/11 Bethell Street, Ormond Vic 3204



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

31/08/2025 - 30/08/2026: \$1,310,500

Comparable Properties



1/14 Osborne Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,240,000

Method: Sold Before Auction

Date: 22/06/2026

Property Type: Unit

Land Size: 363 sqm approx



1/22 Clonaig St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,252,500

Method: Sold Before Auction

Date: 30/05/2026

Property Type: Townhouse (Res)



4/11 Clinton St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 14/03/2026

Property Type: Villa

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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