

# 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

2/5 Leila Road, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$509,000 Property Type Unit Suburb Ormond

Period - From 29/05/2024 to 28/05/2025 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	7/12 Maroona Rd CARNEGIE 3163	\$448,000	02/04/2025
2	8/14 Holloway St ORMOND 3204	\$450,000	24/03/2025
3	5/45 Coorigil Rd CARNEGIE 3163	\$450,000	08/02/2025

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:

29/05/2025 13:17

2/5 Leila Road, Ormond Vic 3204

woodards 

Ruth Roberts

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**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

29/05/2024 - 28/05/2025: \$509,000



**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**7/12 Maroona Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$448,000

**Method:** Private Sale

**Date:** 02/04/2025

**Property Type:** Apartment



**8/14 Holloway St ORMOND 3204 (REI/VG)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 24/03/2025

**Property Type:** Apartment



**5/45 Coorigil Rd CARNEGIE 3163 (REI/VG)**

Agent Comments



**Price:** \$450,000

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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