

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

2/58 ULUPNA ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

3/8 OAKLEIGH ROAD CARNEGIE VIC 3163	\$1,190,000	13-Apr-26
2/58 MOYLAN STREET BENTLEIGH EAST VIC 3165	\$1,200,000	13-Mar-26
2/12 PARKER STREET ORMOND VIC 3204	\$1,236,500	30-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 30 July 2026



3/8 OAKLEIGH ROAD CARNEGIE VIC 3163

 3  2  -

Sold Price

\$1,190,000

Sold Date

13-Apr-26

Distance

0.17km



2/58 MOYLAN STREET BENTLEIGH EAST VIC 3165

 3  2  2

Sold Price

\$1,200,000

Sold Date

13-Mar-26

Distance

1.41km



2/12 PARKER STREET ORMOND VIC 3204

 3  1  1

Sold Price

\$1,236,500

Sold Date

30-Apr-26

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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