

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

20 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,760,000

Property Type

House

Suburb

Ormond

Period - From

18/08/2025

to

17/08/2026

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	6 Somers St BENTLEIGH 3204	\$2,140,000	30/06/2026
2	7 Newman Av CARNEGIE 3163	\$1,877,000	11/06/2026
3	34 Charles St BRIGHTON EAST 3187	\$2,200,000	11/05/2026

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:

18/08/2026 15:17

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4 2 3

Property Type: House

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
18/08/2025 - 17/08/2026: \$1,760,000

Comparable Properties



6 Somers St BENTLEIGH 3204 (REI)

5 2 2

Agent Comments

Price: \$2,140,000
Method: Private Sale
Date: 30/06/2026
Property Type: House (Res)



7 Newman Av CARNEGIE 3163 (REI)

4 2 2

Agent Comments

Price: \$1,877,000
Method: Sold Before Auction
Date: 11/06/2026
Property Type: House (Res)
Land Size: 491 sqm approx



34 Charles St BRIGHTON EAST 3187 (REI)

3 2 2

Agent Comments

Price: \$2,200,000
Method: Private Sale
Date: 11/05/2026
Property Type: House (Res)
Land Size: 626 sqm approx

Account - Jellis Craig | P: 03 9194 1200