

# 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 26A Newham Grove, Ormond, VIC 3204

### Indicative selling price

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

Single price \$1,550,000 or range between &

### Median sale price

Median price \$1,897,500 Property type House Suburb ORMOND  
Period - From 26/02/2023 to 25/02/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property               | Price       | Date of sale |
|---|--|-------------|--------------|
| 1 | 21 Carlton Street Mckinnon Vic 3204          | \$1,665,000 | 2024-02-10   |
| 2 | 170 Kambrook Road Caulfield Vic 3162         | \$1,525,000 | 2023-11-25   |
| 3 | 151 Sycamore Street Caulfield South Vic 3162 | \$1,620,000 | 2023-10-14   |

This Statement of Information was prepared on: 26/02/2024

