

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

3/22 Cadby Avenue, Ormond Vic 3204

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Ormond

Period - From

11/03/2025

to

10/03/2026

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	1/34 Cadby Av ORMOND 3204	\$1,070,000	24/02/2026
2	1/5 Adelaide St MCKINNON 3204	\$1,030,000	16/12/2025
3	3/7 Station Av MCKINNON 3204	\$1,103,000	11/12/2025

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:

11/03/2026 08:26



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000

Median Townhouse Price
11/03/2025 - 10/03/2026: \$1,200,000

Comparable Properties



1/34 Cadby Av ORMOND 3204 (REI)

[Agent Comments](#)



Price: \$1,070,000
Method: Private Sale
Date: 24/02/2026
Property Type: Townhouse (Single)

1/5 Adelaide St MCKINNON 3204 (VG)

[Agent Comments](#)



Price: \$1,030,000
Method: Sale
Date: 16/12/2025
Property Type: Flat/Unit/Apartment (Res)



3/7 Station Av MCKINNON 3204 (REI/VG)

[Agent Comments](#)



Price: \$1,103,000
Method: Private Sale
Date: 11/12/2025
Property Type: Unit

Account - Buxton | P: 03 9563 9933