

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

3/25 MURRAY 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ormond

Period-from

01 Aug 2025

to

31 Jul 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

2/150 THOMAS STREET BRIGHTON EAST VIC 3187

\$1,195,888

06-Mar-26

2/37-39 HOPKINS STREET MCKINNON VIC 3204

\$1,040,000

08-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: 06 August 2026

Chloe Ha

M +61433264296

E chloe.ha@firststandco.com.au



**2/150 THOMAS STREET BRIGHTON
EAST VIC 3187**

Sold Price

\$1,195,888

Sold Date

06-Mar-26



3



2



2

Distance

0.12km



**2/37-39 HOPKINS STREET
MCKINNON VIC 3204**

Sold Price

\$1,040,000

Sold Date

08-Apr-26



3



2



2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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