

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 302/538 North Road, Ormond Vic 3204

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Ormond

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	203/1298 Glen Huntly Rd CARNEGIE 3163	\$455,000	09/06/2026
2	1/269 Grange Rd ORMOND 3204	\$550,000	23/04/2026
3	29/30 Lillimur Rd ORMOND 3204	\$520,000	20/04/2026

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: 10/06/2026 15:43



 2
  2
  1

Property Type: Apartment
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
 \$410,000 - \$450,000
Median Unit Price
 Year ending March 2026: \$630,000

Comparable Properties

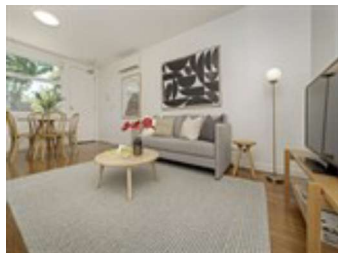


203/1298 Glen Huntly Rd CARNEGIE 3163 (REI)

Agent Comments

 2
  1
  1

Price: \$455,000
Method: Private Sale
Date: 09/06/2026
Property Type: Apartment



1/269 Grange Rd ORMOND 3204 (REI)

Agent Comments

 2
  1
  1

Price: \$550,000
Method: Private Sale
Date: 23/04/2026
Property Type: Apartment



29/30 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$520,000
Method: Private Sale
Date: 20/04/2026
Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480