

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

321 Jasper Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Ormond

Period - From 12/05/2025 to 11/05/2026 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	278 Jasper Rd MCKINNON 3204	\$1,545,000	20/03/2026
2	584 Centre Rd BENTLEIGH 3204	\$1,550,000	18/02/2026
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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: 12/05/2026 10:10



Property Type: House

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
12/05/2025 - 11/05/2026: \$1,880,000

Comparable Properties



278 Jasper Rd MCKINNON 3204 (REI)

Agent Comments



Price: \$1,545,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 649 sqm approx



584 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: House (Res)
Land Size: 584 sqm approx

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.