

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

4/253 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$642,875

Property Type Unit

Suburb Ormond

Period - From 01/07/2025

to 30/06/2026

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	18/190 Murrumbeena Rd MURRUMBEENA 3163	\$480,000	28/07/2026
2	86/115 Neerim Rd GLEN HUNTLY 3163	\$449,000	03/07/2026
3	6/16 Walsh St ORMOND 3204	\$463,000	30/06/2026

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:

19/08/2026 08:40



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending June 2026: \$642,875

Comparable Properties



18/190 Murrumbeena Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 2

Price: \$480,000

Method: Private Sale

Date: 28/07/2026

Property Type: Apartment



86/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$449,000

Method: Private Sale

Date: 03/07/2026

Property Type: Apartment



6/16 Walsh St ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$463,000

Method: Private Sale

Date: 30/06/2026

Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481