

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

4/30 Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$270,000

&

\$295,000

Median sale price

Median price \$517,500

Property Type Unit

Suburb Ormond

Period - From 25/08/2025

to

24/08/2026

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	24/28 Eumeralla Rd CAULFIELD SOUTH 3162	\$275,000	22/07/2026
2	9/36 Wornack Rd CARNEGIE 3163	\$304,000	28/06/2026
3	8/50 Lillimur Rd ORMOND 3204	\$268,000	25/06/2026

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:

25/08/2026 18:59

4/30 Walsh Street, Ormond Vic 3204



Property Type:
Divorce/Estate/Family Transfers
Land Size: 894 sqm approx
Agent Comments

Indicative Selling Price
\$270,000 - \$295,000
Median Unit Price
25/08/2025 - 24/08/2026: \$517,500

Comparable Properties



24/28 Eumeralla Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 22/07/2026
Property Type: Apartment

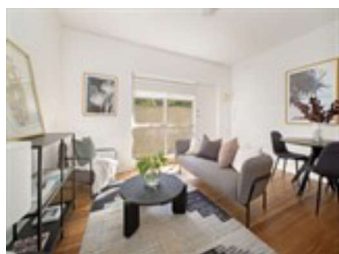


9/36 Woonack Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$304,000
Method: Private Sale
Date: 28/06/2026
Property Type: Apartment



8/50 Lillimur Rd ORMOND 3204 (REI)

Agent Comments



Price: \$268,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95631666 | F: 03 95631369



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