

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

4/36 Cadby Avenue, Ormond Vic 3204

Indicative selling price

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

Range between \$1,175,000

&

\$1,275,000

Median sale price

Median price \$1,258,000

Property Type Townhouse

Suburb Ormond

Period - From 28/04/2025

to 27/04/2026

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	1/1 Marara Rd CAULFIELD SOUTH 3162	\$1,240,000	18/04/2026
2	2/31 Lillimur Rd ORMOND 3204	\$1,271,000	12/11/2025
3	2/5 Claire St MCKINNON 3204	\$1,245,000	12/11/2025

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:

28/04/2026 13:01

Nick Renna
9593 4500
0411 551 190
nickrenna@jellisrcraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,275,000
Median Townhouse Price
28/04/2025 - 27/04/2026: \$1,258,000

Comparable Properties



1/1 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 3 2

Price: \$1,240,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)



2/31 Lillimur Rd ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,271,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Townhouse (Res)



2/5 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

3 4 2

Price: \$1,245,000
Method: Private Sale
Date: 12/11/2025
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604