

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

46 Glen Orme Avenue, Ormond Vic 3204

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,645,000

Property Type House

Suburb Ormond

Period - From 01/04/2026

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	22 Lewis St MCKINNON 3204	\$1,900,000	06/05/2026
2	1 Lily St BENTLEIGH 3204	\$1,910,000	28/03/2026
3	21 Maud St ORMOND 3204	\$2,005,000	22/03/2026

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:

14/08/2026 10:45



 5  3  6

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Completely rebuilt and extended, this stunning transformation of a quintessential Californian Bungalow introduces contemporary concepts alongside high-end retreat facilities, resulting in a tranquil sanctuary on a substantial allotment for the entire family to enjoy.

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

June quarter 2026: \$1,645,000

Comparable Properties



22 Lewis St MCKINNON 3204 (REI/VG)

 4  1  3

Price: \$1,900,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 668 sqm approx

Agent Comments



1 Lily St BENTLEIGH 3204 (REI/VG)

 3  2  2

Price: \$1,910,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments



21 Maud St ORMOND 3204 (REI/VG)

 4  2  3

Price: \$2,005,000

Method: Private Sale

Date: 22/03/2026

Property Type: House

Land Size: 628 sqm approx

Agent Comments