

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 5a Malua Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Ormond

Period - From 01/01/2026 to 31/03/2026 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	32 Bewdley St ORMOND 3204	\$1,620,000	29/04/2026
2	62 Hall St ORMOND 3204	\$1,700,000	08/04/2026
3	13 Hudson St MCKINNON 3204	\$1,735,000	28/02/2026

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: 19/05/2026 12:58



3 1 3

Property Type: House
Land Size: 511 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
March quarter 2026: \$1,950,000

Comparable Properties



32 Bewdley St ORMOND 3204 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,620,000
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)
Land Size: 457 sqm approx



62 Hall St ORMOND 3204 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,700,000
Method: Private Sale
Date: 08/04/2026
Property Type: House



13 Hudson St MCKINNON 3204 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,735,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Slater & Levin



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