

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

6/16 Walsh Street, 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 \$555,000 Property Type Unit Suburb Ormond

Period - From 15/05/2025 to 14/05/2026 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	4/1110 Glen Huntly Rd GLEN HUNTLY 3163	\$458,000	22/04/2026
2	3/5 Wattle Av GLEN HUNTLY 3163	\$485,000	11/04/2026
3	4/243 Murrumbeena Rd MURRUMBEENA 3163	\$460,000	09/04/2026

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:

15/05/2026 08:25

Ruth Roberts
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2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
15/05/2025 - 14/05/2026: \$555,000

Comparable Properties



4/1110 Glen Huntly Rd GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

2 1 1

Price: \$458,000
Method: Private Sale
Date: 22/04/2026
Property Type: Apartment



3/5 Wattle Av GLEN HUNTLY 3163 (REI)

[Agent Comments](#)

2 1 1

Price: \$485,000
Method: Private Sale
Date: 11/04/2026
Property Type: Apartment



4/243 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$460,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment
Land Size: 752 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480