

# 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

6b Florence Street, Ormond Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,425,000 & \$1,525,000

### Median sale price

Median price \$1,225,000 Property Type Townhouse Suburb Ormond

Period - From 08/04/2025 to 07/04/2026 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	6b Leura St MURRUMBEENA 3163	\$1,605,000	22/11/2025
2	60b Dalny Rd MURRUMBEENA 3163	\$1,610,000	18/10/2025
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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: 08/04/2026 10:01

6b Florence Street, Ormond Vic 3204



 3  3  2

**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**  
\$1,425,000 - \$1,525,000  
**Median Townhouse Price**  
08/04/2025 - 07/04/2026: \$1,225,000

## Comparable Properties



**6b Leura St MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,605,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)



**60b Dalny Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

 4  3  3

**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 375 sqm approx

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.

**Account - Buxton**



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