

# 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

71 Ormond Road, Moonee Ponds Vic 3039

### Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Moonee Ponds

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	49 Princes St FLEMINGTON 3031	\$1,400,000	24/03/2026
2			
3			

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 17:35



3   1   1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 437 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
28/04/2025 - 27/04/2026: \$1,565,000

## Comparable Properties



**49 Princes St FLEMINGTON 3031 (REI)**

Agent Comments

3   1   1

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 24/03/2026  
**Property Type:** House  
**Land Size:** 423 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.