

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

8/50 Lillimur Road, Ormond Vic 3204

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$523,000

Property Type Unit

Suburb Ormond

Period - From 29/04/2025

to 28/04/2026

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	12/4 Ormond Rd ORMOND 3204	\$312,000	15/03/2026
2	11/67-69 Moonya Rd CARNEGIE 3163	\$307,500	25/02/2026
3	4/48 Rosanna St CARNEGIE 3163	\$312,000	20/02/2026

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:

29/04/2026 14:01

Ruth Roberts
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 1  1  1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000
Median Unit Price
29/04/2025 - 28/04/2026: \$523,000

Comparable Properties



12/4 Ormond Rd ORMOND 3204 (VG)

[Agent Comments](#)

 1  -  -

Price: \$312,000
Method: Sale
Date: 15/03/2026
Property Type: Strata Unit/Flat



11/67-69 Moonya Rd CARNEGIE 3163 (VG)

[Agent Comments](#)

 1  -  -

Price: \$307,500
Method: Sale
Date: 25/02/2026
Property Type: Strata Unit/Flat



4/48 Rosanna St CARNEGIE 3163 (VG)

[Agent Comments](#)

 1  -  -

Price: \$312,000
Method: Sale
Date: 20/02/2026
Property Type: Strata Unit/Flat

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