

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 Queen Street, Ormond Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,150,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Ormond

Period - From 14/07/2025

to

13/07/2026

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 Rotorua St CAULFIELD SOUTH 3162	\$2,330,000	26/06/2026
2	33 Miller St CARNEGIE 3163	\$2,160,000	24/06/2026
3	7 Cairnes Gr BENTLEIGH 3204	\$2,500,000	20/06/2026

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:

14/07/2026 12:06

8 Queen Street, Ormond Vic 3204

Ari Levin
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 4  3  3

Property Type: House
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,150,000
Median House Price
14/07/2025 - 13/07/2026: \$1,800,000

Comparable Properties



12 Rotorua St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  3  4

Price: \$2,330,000
Method: Private Sale
Date: 26/06/2026
Property Type: House
Land Size: 738 sqm approx



33 Miller St CARNEGIE 3163 (REI)

Agent Comments

 5  3  3

Price: \$2,160,000
Method: Sold Before Auction
Date: 24/06/2026
Property Type: House (Res)
Land Size: 557 sqm approx



7 Cairnes Gr BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$2,500,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Slater & Levin



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