

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

104/265 GRANGE ROAD ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ormond

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

1/269 GRANGE ROAD ORMOND VIC 3204	\$550,000	28-Apr-26
29/30 LILLIMUR ROAD ORMOND VIC 3204	\$520,000	18-Apr-26
3/12 ORMOND ROAD ORMOND VIC 3204	\$542,022	08-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 25 June 2026



**1/269 GRANGE ROAD ORMOND
VIC 3204**

 2  1  1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **28-Apr-26**

Distance **0.03km**



**29/30 LILLIMUR ROAD ORMOND
VIC 3204**

 2  1  1

Sold Price **\$520,000** Sold Date **18-Apr-26**

Distance **0.2km**



**3/12 ORMOND ROAD ORMOND VIC
3204**

 2  1  1

Sold Price **\$542,022** Sold Date **08-Mar-26**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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