

## 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

8A WALNUT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,860,000

Property type

Other

Suburb

Ormond

Period-from

01 Jan 2025

to

31 Dec 2025

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 7 LEES STREET MCKINNON VIC 3204         | \$2,230,000 | 06-Dec-25 |
| 2D LEWIS STREET MCKINNON VIC 3204       | \$2,177,500 | 18-Dec-25 |
| 15B SHANAHAN CRESCENT MCKINNON VIC 3204 | \$1,985,000 | 30-Aug-25 |

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: 22 January 2026

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## 7 LEES STREET MCKINNON VIC 3204

 3  2  2

Sold Price <sup>RS</sup> **\$2,230,000** <sup>UN</sup> Sold Date **06-Dec-25**

Distance **1.36km**



## 2D LEWIS STREET MCKINNON VIC 3204

 4  3  1

Sold Price <sup>RS</sup> **\$2,177,500** <sup>UN</sup> Sold Date **18-Dec-25**

Distance **0km**



## 15B SHANAHAN CRESCENT MCKINNON VIC 3204

 4  3  1

Sold Price **\$1,985,000** Sold Date **30-Aug-25**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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