

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

244 Booran Road, Ormond Vic 3204

Indicative selling price

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

Range between \$1,390,000 & \$1,529,000

Median sale price

Median price \$1,911,500 Property Type House Suburb Ormond

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

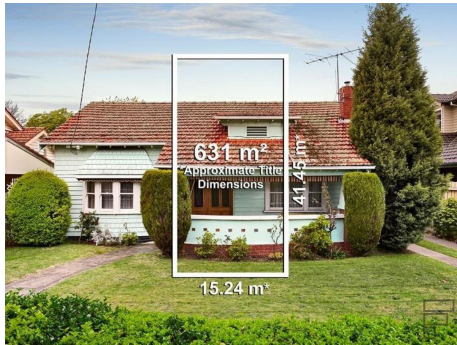
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	63 Miller St CARNEGIE 3163	\$1,560,000	07/01/2026
2	24 Beech St CAULFIELD SOUTH 3162	\$1,600,000	04/11/2025
3	503 Hawthorn Rd CAULFIELD SOUTH 3162	\$1,550,000	22/10/2025

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: 10/03/2026 14:14



Property Type: House

Land Size: 631 sqm approx

Agent Comments

Comparable Properties



63 Miller St CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 07/01/2026

Property Type: House (Res)

Land Size: 557 sqm approx



24 Beech St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 04/11/2025

Property Type: House (Res)

Land Size: 306 sqm approx



503 Hawthorn Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments



Price: \$1,550,000

Method: Sale

Date: 22/10/2025

Property Type: House (Res)

Land Size: 55 sqm approx