

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

62 Hall Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,835,000

Property Type House

Suburb Ormond

Period - From 24/02/2025

to

23/02/2026

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	21 Hall St MCKINNON 3204	\$1,800,000	14/02/2026
2	6 Tyrone St ORMOND 3204	\$1,880,000	06/09/2025
3			

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:

24/02/2026 14:17



 3  1  2

Rooms: 5
Property Type: House
Land Size: 747 (Approx) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
24/02/2025 - 23/02/2026: \$1,835,000

Comparable Properties

21 Hall St MCKINNON 3204 (REI)

[Agent Comments](#)

 2  1  2

Price: \$1,800,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 628 sqm approx



6 Tyrone St ORMOND 3204 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$1,880,000
Method: Private Sale
Date: 06/09/2025
Property Type: House
Land Size: 627 sqm approx

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.