

# 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

41 Draper 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)

Range between

\$3,300,000

&

\$3,600,000

### Median sale price

Median price

\$1,860,000

Property Type

House

Suburb

Ormond

Period - From

26/05/2025

to

25/11/2025

Source

Cotality™

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

**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.

Address of comparable property	Price	Date of sale
23 Oak Street Bentleigh VIC 3204	\$3,230,000	25/10/2025
406 Mckinnon Road Bentleigh East, VIC 3165	\$3,515,000	12/10/2025

This Statement of Information was prepared on:

26/11/2025