

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

Single price

\$2,000,000

Median sale price

Median price

\$639,500

Property Type

Unit

Suburb

Ormond

Period - From

01/01/2025

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	32a Carlton St MCKINNON 3204	\$1,960,000	19/02/2026
2	2c Hopetoun Ct BENTLEIGH EAST 3165	\$2,000,000	22/11/2025
3	2D Bevis St BENTLEIGH EAST 3165	\$1,987,000	15/10/2025

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:

27/02/2026 10:52



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000
Median Unit Price
Year ending December 2025: \$639,500

Comparable Properties



32a Carlton St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,960,000
Method: Auction Sale
Date: 19/02/2026
Property Type: Townhouse (Res)

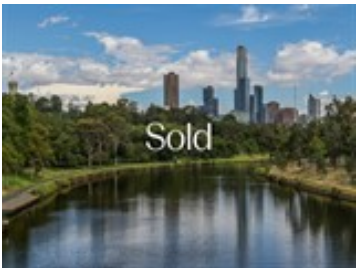


2c Hopetoun Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



2D Bevis St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,987,000
Method: Private Sale
Date: 15/10/2025
Property Type: Townhouse (Single)

Account - Buxton | P: 03 9563 9933



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