

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

32 Cadby Avenue, Ormond Vic 3204

Indicative selling price

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

Single price \$1,745,000

Median sale price

Median price \$1,824,000

Property Type House

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	21 Hall St MCKINNON 3204	\$1,800,000	14/02/2026
2	137 Wheatley Rd ORMOND 3204	\$1,813,000	06/12/2025
3	268 Jasper Rd MCKINNON 3204	\$1,675,000	21/10/2025

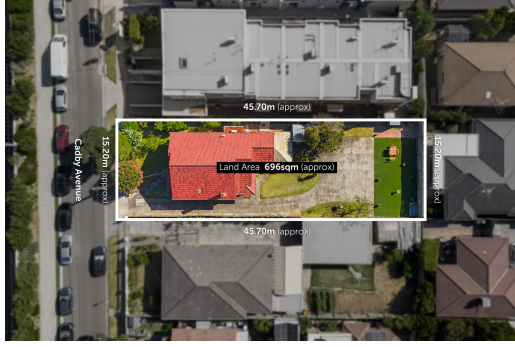
OR

~~**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:

21/03/2026 16:12

32 Cadby Avenue, Ormond Vic 3204



 2  1  3

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,745,000
Median House Price
Year ending December 2025: \$1,824,000

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



137 Wheatley Rd ORMOND 3204 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,813,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 610 sqm approx

268 Jasper Rd MCKINNON 3204 (REI)

[Agent Comments](#)

 4  2  3

Price: \$1,675,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Account - Buxton



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