

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

1/273 Grange Road, Ormond Vic 3204

Indicative selling price

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

Range between \$415,000 & \$455,000

Median sale price

Median price \$587,250 Property Type Unit Suburb Ormond

Period - From 01/01/2026 to 31/03/2026 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	106/2 Ulupna Rd ORMOND 3204	\$447,500	30/04/2026
2	14/12 St Huberts Rd CARNEGIE 3163	\$435,000	14/04/2026
3	1/2 Maroona Rd CARNEGIE 3163	\$450,000	21/03/2026

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: 15/06/2026 08:30



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Property Type: Apartment

Indicative Selling Price
 \$415,000 - \$455,000
Median Unit Price
 March quarter 2026: \$587,250

Comparable Properties



106/2 Ulupna Rd ORMOND 3204 (REI)

Agent Comments

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Price: \$447,500
Method: Private Sale
Date: 30/04/2026
Property Type: Apartment



14/12 St Huberts Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$435,000
Method: Sold Before Auction
Date: 14/04/2026
Property Type: Apartment



1/2 Maroona Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 21/03/2026
Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9194 1200