

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

20A Leinster Street, Ormond Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price*

Median price \$1,500,000

Property Type Townhouse

Suburb Ormond

Period - From 16/12/2025

to

16/03/2026

Source Sold Price

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	9A Smith St BENTLEIGH 3204	\$1,450,000	28/10/2026
2	2A Fraser St BENTLEIGH EAST 3165	\$1,400,000	21/02/2026
3	10b Alexander St BENTLEIGH EAST 3165	\$1,550,000	19/12/2025

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:

16/03/2026 11:23

20A Leinster Street, Ormond Vic 3204



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,550,000
Median Townhouse Price *
16/12/2025 - 16/03/2026: \$1,500,000
* Agent calculated median

Comparable Properties

9A Smith St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,450,000
Method:
Date: 28/10/2026
Property Type: Townhouse (Single)



2A Fraser St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)
Land Size: 243 sqm approx



10b Alexander St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 19/12/2025
Property Type: Strata Unit/Townhouse - Conjoined

Account - Buxton



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