

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

503 North Road, Ormond Vic 3204

Indicative selling price

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

Single price \$740,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Ormond

Period - From 01/04/2025

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	265 Bambra Rd CAULFIELD SOUTH 3162	\$666,000	21/12/2025
2			
3			

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:

14/04/2026 09:12



1 1 0

Property Type: House
Land Size: 109 sqm approx
Agent Comments

Indicative Selling Price
\$740,000
Median Unit Price
Year ending March 2026: \$630,000

Comparable Properties

265 Bambra Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

- - -

Price: \$666,000
Method: Sale
Date: 21/12/2025
Property Type: Retail (Com)

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.

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