

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,650,000

### Median sale price

Median price \$1,880,000

Property Type House

Suburb Ormond

Period - From 30/04/2025

to 29/04/2026

Source Property Data

### 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	62 Hall St ORMOND 3204	\$1,700,000	08/04/2026
2			
3			

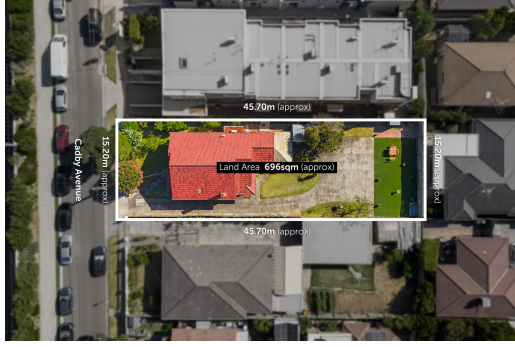
OR

~~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:

30/04/2026 22:39

32 Cadby Avenue, Ormond Vic 3204



 2  1  3

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

**Indicative Selling Price**  
\$1,650,000

**Median House Price**  
30/04/2025 - 29/04/2026: \$1,880,000

## Comparable Properties



**62 Hall St ORMOND 3204 (REI)**

 3  1  1

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Property Type:** House

**Agent Comments**

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.

**Account - Buxton**



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