

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

3/10 WALSH STREET ORMOND VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Ormond

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

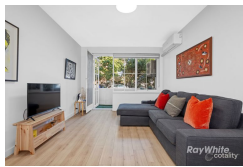
Date of sale

5/18 ULUPNA ROAD ORMOND VIC 3204	\$396,000	15-May-25
8/26 SHEPPARSON AVENUE CARNEGIE VIC 3163	\$342,500	14-Jun-25
12/5 GNARWYN ROAD CARNEGIE VIC 3163	\$345,000	28-May-25

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 6 months.~~

This Statement of Information was prepared on: 05 September 2025



5/18 ULUPNA ROAD ORMOND VIC 3204

Sold Price

\$396,000

Sold Date

15-May-25

 1

 1

 1

Distance

0.18km



8/26 SHEPPARSON AVENUE CARNEGIE VIC 3163

Sold Price

\$342,500

Sold Date

14-Jun-25

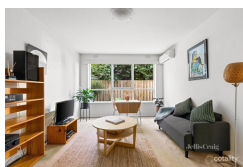
 1

 1

 1

Distance

1.77km



12/5 GNARWYN ROAD CARNEGIE VIC 3163

Sold Price

\$345,000

Sold Date

28-May-25

 1

 1

 1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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