

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

1/2c Walsh Street, Ormond Vic 3204

Indicative selling price

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

Range between \$430,000 & \$470,000

Median sale price

Median price \$525,250 Property Type Unit Suburb Ormond

Period - From 16/06/2025 to 15/06/2026 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	3/2c Walsh St ORMOND 3204	\$555,000	14/04/2026
2	206/276 Neerim Rd CARNEGIE 3163	\$515,000	18/02/2026
3	11/2c Walsh St ORMOND 3204	\$440,000	17/12/2025

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: 16/06/2026 15:48



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

16/06/2025 - 15/06/2026: \$525,250

Comparable Properties



3/2c Walsh St ORMOND 3204 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 14/04/2026

Property Type: Unit



206/276 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$515,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Apartment



11/2c Walsh St ORMOND 3204 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 17/12/2025

Property Type: Apartment

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