

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 ORME STREET EDENHOPE VIC 3318

Indicative selling price

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

Single Price

\$170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$49,000

Property type

Land

Suburb

Edenhope

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

48 ORME STREET EDENHOPE VIC 3318	\$230,000	29-Apr-25
54 ORME STREET EDENHOPE VIC 3318	\$240,000	06-Oct-24
37 ORME STREET EDENHOPE VIC 3318	\$202,000	01-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 November 2025



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48 ORME STREET EDENHOPE VIC 3318

Sold Price

\$230,000

Sold Date

29-Apr-25

3

1

1

Distance

0.03km



54 ORME STREET EDENHOPE VIC 3318

Sold Price

\$240,000

Sold Date

06-Oct-24

3

1

1

Distance

0.08km



37 ORME STREET EDENHOPE VIC 3318

Sold Price

\$202,000

Sold Date

01-Jul-25

3

1

1

Distance

0.1km



16 MARGARET STREET EDENHOPE VIC 3318

Sold Price

\$195,000

Sold Date

25-Mar-25

3

1

2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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