

# 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

|  |
|--|
| 27-29 Ennismore Crescent, Park Orchards Vic 3114 |
|--|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

|             |
|-------------|
| \$2,500,000 |
|-------------|

 & 

|             |
|-------------|
| \$2,600,000 |
|-------------|

### Median sale price

Median price 

|             |
|-------------|
| \$2,199,000 |
|-------------|

 Property Type 

|       |
|-------|
| House |
|-------|

 Suburb 

|               |
|---------------|
| Park Orchards |
|---------------|

Period - From 

|            |
|------------|
| 01/10/2024 |
|------------|

 to 

|            |
|------------|
| 31/12/2024 |
|------------|

 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 | 65-67 Berringa Rd PARK ORCHARDS 3114 | \$2,525,000 | 28/11/2024   |
| 2 | 1 Orchid Ct PARK ORCHARDS 3114       | \$2,602,000 | 19/11/2024   |
| 3 | 64-68 Berringa Rd PARK ORCHARDS 3114 | \$2,350,000 | 06/11/2024   |

**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: 

|                  |
|------------------|
| 06/03/2025 14:22 |
|------------------|



 4    2    4

**Property Type:** House  
**Land Size:** 4046 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000 - \$2,600,000  
**Median House Price**  
 December quarter 2024: \$2,199,000

## Comparable Properties



**65-67 Berringa Rd PARK ORCHARDS 3114 (REI)**

Agent Comments

 5    4    6

**Price:** \$2,525,000  
**Method:** Expression of Interest  
**Date:** 28/11/2024  
**Property Type:** House (Res)  
**Land Size:** 4047 sqm approx



**1 Orchid Ct PARK ORCHARDS 3114 (REI)**

Agent Comments

 5    3    2

**Price:** \$2,602,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House  
**Land Size:** 4190 sqm approx



**64-68 Berringa Rd PARK ORCHARDS 3114 (REI)**

Agent Comments

 7    3    4

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 06/11/2024  
**Property Type:** House (Res)  
**Land Size:** 3996 sqm approx

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