

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

26-28 FROGMORE CRESCENT PARK ORCHARDS VIC 3114

Indicative selling price

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

Single Price

or range
between

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,932,000

Property type

House

Suburb

Park Orchards

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

10-12 ENFIELD AVENUE PARK ORCHARDS VIC 3114	\$1,670,000	16-Aug-24
9-11 FROGMORE CRESCENT PARK ORCHARDS VIC 3114	\$1,820,000	11-Nov-24
113 SMEDLEY ROAD PARK ORCHARDS VIC 3114	\$1,910,000	08-Aug-24

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: 03 February 2025



**10-12 ENFIELD AVENUE PARK
ORCHARDS VIC 3114**

 4  2  2

Sold Price **\$1,670,000** Sold Date **16-Aug-24**

Distance **0.45km**



**9-11 FROGMORE CRESCENT PARK
ORCHARDS VIC 3114**

 4  2  2

Sold Price ^{RS} **\$1,820,000** Sold Date **11-Nov-24**

Distance **0.06km**



**113 SMEDLEY ROAD PARK
ORCHARDS VIC 3114**

 4  2  5

Sold Price **\$1,910,000** Sold Date **08-Aug-24**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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