

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

15 Enfield Avenue, Park Orchards Vic 3114

Indicative selling price

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

Range between

\$1,650,000

 &

\$1,750,000

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	299 Oban Rd DONVALE 3111	\$1,705,000	19/02/2025
2	8 Paddys La PARK ORCHARDS 3114	\$1,690,000	01/02/2025
3	5 Raymond Elliot Ct PARK ORCHARDS 3114	\$1,475,000	25/11/2024

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:

26/02/2025 10:46



 4
  3
  2

Property Type: House
Land Size: 2826 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2024: \$2,199,000

Comparable Properties



299 Oban Rd DONVALE 3111 (REI)

Agent Comments

 4
  3
  2

Price: \$1,705,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 4092 sqm approx



8 Paddys La PARK ORCHARDS 3114 (REI)

Agent Comments

 4
  2
  2

Price: \$1,690,000
Method: Expression of Interest
Date: 01/02/2025
Property Type: House (Res)
Land Size: 4547 sqm approx



5 Raymond Elliot Ct PARK ORCHARDS 3114 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$1,475,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 4002 sqm approx

Account - Barry Plant | P: 03 9842 8888