

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

13-15 Smedley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between

\$2,750,000

&

\$2,950,000

Median sale price

Median price

\$1,897,500

Property Type

House

Suburb

Park Orchards

Period - From

01/04/2025

to

30/06/2025

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	3 Joseph Ct PARK ORCHARDS 3114	\$2,195,000	05/08/2025
2	17-19 Smedley Rd PARK ORCHARDS 3114	\$2,181,000	28/05/2025
3	93-95 Gosford Ct PARK ORCHARDS 3114	\$3,150,000	21/05/2025

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:

26/08/2025 10:02



 6  4  4

Property Type: House Land

Size: 4049 sqm approx

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

June quarter 2025: \$1,897,500

Comparable Properties



3 Joseph Ct PARK ORCHARDS 3114 (REI)

Agent Comments

 5  4  2

Price: \$2,195,000

Method: Private Sale

Date: 05/08/2025

Property Type: House (Res)

Land Size: 4000 sqm approx



17-19 Smedley Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 4  3  8

Price: \$2,181,000

Method: Private Sale

Date: 28/05/2025

Property Type: House (Res)

Land Size: 4041 sqm approx



93-95 Gosford Ct PARK ORCHARDS 3114 (REI)

Agent Comments

 6  3  6

Price: \$3,150,000

Method: Private Sale

Date: 21/05/2025

Property Type: House

Land Size: 4321 sqm approx

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