

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

Range between \$2,500,000

&

\$2,600,000

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	90-92 Berringa Rd PARK ORCHARDS 3114	\$1,975,000	23/07/2025
2	49 Heads Rd DONVALE 3111	\$2,300,000	10/06/2025
3	17-19 Smedley Rd PARK ORCHARDS 3114	\$2,181,000	28/05/2025

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:

16/09/2025 09:54



 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
 June quarter 2025: \$1,897,500

Comparable Properties



90-92 Berringa Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 4  2  4

Price: \$1,975,000
Method: Private Sale
Date: 23/07/2025
Property Type: House (Res)
Land Size: 4001 sqm approx



49 Heads Rd DONVALE 3111 (REI)

Agent Comments

 5  5  2

Price: \$2,300,000
Method: Expression of Interest
Date: 10/06/2025
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

Account - Barry Plant | P: 03 9842 8888