

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

67-69 ENNISMORE CRESCENT, PARK ORCHARDS, VIC 3114

Indicative selling price

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

Single price

or range between

\$1,850,000

&

\$2,035,000

Median sale price

Median price

\$1,799,768

Property Type

House

Suburb

PARK ORCHARDS

Period - From

5/05/2024

to

5/05/2025

Source

CoreLogic

Comparable property sales

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
312-314 OBAN ROAD DONVALE VIC 3111	\$1,820,000	27/02/2025
2 WILKINSON WAY PARK ORCHARDS VIC 3114	\$1,940,000	18/11/2024
9-11 FROGMORE CRESCENT PARK ORCHARDS VIC 3114	\$1,820,000	11/11/2024

This Statement of Information was prepared on:

13/05/2025