

# 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

99-103 Smedley Road, Park Orchards Vic 3114

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,680,000

&

\$1,780,000

### Median sale price

Median price \$2,147,500

Property Type House

Suburb Park Orchards

Period - From 01/04/2024

to 31/03/2025

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	20 Heads Rd DONVALE 3111	\$1,740,000	31/03/2025
2			
3			

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:

16/06/2025 14:44

99-103 Smedley Road, Park Orchards Vic 3114



Sharyn de Vries  
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**Indicative Selling Price**

\$1,680,000 - \$1,780,000

**Median House Price**

Year ending March 2025: \$2,147,500



4   2   6

**Property Type:** House  
**Land Size:** 7812 sqm approx  
**Agent Comments**

## Comparable Properties



**20 Heads Rd DONVALE 3111 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,740,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** House (Res)  
**Land Size:** 7261 sqm approx

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.

**Account - Jellis Craig** | P: 03 9870 6211



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