

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

4 ORCHID COURT PARK ORCHARDS VIC 3114

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,147,500

Property type

House

Suburb

Park Orchards

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

91-93 SOUTH VALLEY ROAD PARK ORCHARDS VIC 3114	\$1,800,000	20-May-25
67-69 ENNISMORE CRESCENT PARK ORCHARDS VIC 3114	\$1,850,000	06-Jun-25
26-28 FROGMORE CRESCENT PARK ORCHARDS VIC 3114	\$1,700,000	12-May-25

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 6 months.~~

This Statement of Information was prepared on: 07 July 2025



91-93 SOUTH VALLEY ROAD PARK ORCHARDS VIC 3114

 4  2  3

Sold Price ^{RS} **\$1,800,000** Sold Date **20-May-25**

Distance **0.19km**



67-69 ENNISMORE CRESCENT PARK ORCHARDS VIC 3114

 4  2  3

Sold Price ^{RS} **\$1,850,000** ^{UN} Sold Date **06-Jun-25**

Distance **1.04km**



26-28 FROGMORE CRESCENT PARK ORCHARDS VIC 3114

 5  2  2

Sold Price ^{RS} **\$1,700,000** Sold Date **12-May-25**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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