

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

476 Park Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,590,000

&

\$1,690,000

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	26-28 Frogmore Cr PARK ORCHARDS 3114	\$1,700,000	12/05/2025
2	101-103 Gosford Cr PARK ORCHARDS 3114	\$1,600,000	23/04/2025
3	8 Paddys La PARK ORCHARDS 3114	\$1,690,000	01/02/2025

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:

17/06/2025 16:51

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Indicative Selling Price

\$1,590,000 - \$1,690,000

Median House Price

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



4 2 3

Property Type: House
Land Size: 2081 sqm approx
Agent Comments

Comparable Properties



26-28 Frogmore Cr PARK ORCHARDS 3114 (REI)

Agent Comments

5 2 2

Price: \$1,700,000
Method: Private Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 4106 sqm approx



101-103 Gosford Cr PARK ORCHARDS 3114 (REI)

Agent Comments

5 3 8

Price: \$1,600,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 4057 sqm approx



8 Paddys La PARK ORCHARDS 3114 (REI/VG)

Agent Comments

4 2 2

Price: \$1,690,000
Method: Expression of Interest
Date: 01/02/2025
Property Type: House (Res)
Land Size: 4547 sqm approx

Account - Marshall White | P: 03 9822 9999



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