

## 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

46-48 DRAYTON CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,815,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,875,000

Property type

House

Suburb

Park Orchards

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

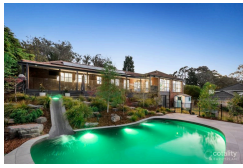
Date of sale

33-35 ALVA AVENUE PARK ORCHARDS VIC 3114	\$1,800,000	09-Nov-25
21 CRAIG ROAD DONVALE VIC 3111	\$1,825,500	14-Feb-26
5 SOWTER COURT DONVALE VIC 3111	\$1,808,000	07-Nov-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: 28 April 2026



## 33-35 ALVA AVENUE PARK ORCHARDS VIC 3114

 4  3  3

Sold Price **\$1,800,000** Sold Date **09-Nov-25**

Distance **0.85km**



## 21 CRAIG ROAD DONVALE VIC 3111

 4  2  5

Sold Price **\$1,825,500** Sold Date **14-Feb-26**

Distance **2.25km**



## 5 SOWTER COURT DONVALE VIC 3111

 4  3  2

Sold Price **\$1,808,000** Sold Date **07-Nov-25**

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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