

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 425-427 Park Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,885,000 & \$2,050,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Park Orchards

Period - From 07/05/2025 to 06/05/2026 Source Property Data

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	18 Campbell Ct WARRANDYTE 3113	\$1,980,000	15/04/2026
2	96 McGowans Rd DONVALE 3111	\$1,902,000	13/12/2025
3	33-35 Alva Av PARK ORCHARDS 3114	\$1,800,000	09/11/2025

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: 07/05/2026 12:43



 5
  2
  2

Rooms: 7

Property Type: House (Res)

Land Size: 4131 sqm approx

Agent Comments

Indicative Selling Price

\$1,885,000 - \$2,050,000

Median House Price

07/05/2025 - 06/05/2026: \$1,950,000

Comparable Properties



18 Campbell Ct WARRANDYTE 3113 (REI)

Agent Comments

 5
  2
  2

Price: \$1,980,000

Method: Private Sale

Date: 15/04/2026

Property Type: House

Land Size: 4055 sqm approx



96 Mcgowans Rd DONVALE 3111 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$1,902,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 4000 sqm approx



33-35 Alva Av PARK ORCHARDS 3114 (REI)

Agent Comments

 4
  3
  3

Price: \$1,800,000

Method: Auction Sale

Date: 09/11/2025

Property Type: House (Res)

Land Size: 3677 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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