

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

13-15 Granard Avenue, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,865,000

&

\$2,050,000

Median sale price

Median price \$1,920,000

Property Type House

Suburb Park Orchards

Period - From 01/04/2025

to 31/03/2026

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	6-8 Mcewan Rd PARK ORCHARDS 3114	\$1,860,000	10/02/2026
2	10-12 Brympton Av PARK ORCHARDS 3114	\$1,885,000	05/05/2026
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:

16/06/2026 13:15

13-15 Granard Avenue, Park Orchards Vic 3114

JellisCraig

Frank Perri

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Indicative Selling Price

\$1,865,000 - \$2,050,000

Median House Price

Year ending March 2026: \$1,920,000



3 2 2

Property Type: House

Land Size: 2044 sqm approx

Agent Comments

Comparable Properties



6-8 Mcewan Rd PARK ORCHARDS 3114 (REI)

Agent Comments

3 2 3

Price: \$1,860,000

Method: Private Sale

Date: 10/02/2026

Property Type: House

Land Size: 2023 sqm approx



10-12 Brympton Av PARK ORCHARDS 3114 (REI)

Agent Comments

5 3 3

Price: \$1,885,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 2062 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 8841 4888



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