

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

3 Orchard Rise, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Park Orchards

Period - From 01/04/2026

to 30/06/2026

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	13-15 Smedley Rd PARK ORCHARDS 3114	\$2,200,000	16/07/2026
2			
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:

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2026: \$2,250,000



 6  4  3

Property Type: House

Land Size: 4941 sqm approx

Agent Comments

Comparable Properties



13-15 Smedley Rd PARK ORCHARDS 3114 (REI)

Agent Comments

 6  4  4

Price: \$2,200,000

Method: Private Sale

Date: 16/07/2026

Property Type: House

Land Size: 4049 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.