

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

38-40 Ennismore Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

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	33-35 Alva Av PARK ORCHARDS 3114	\$1,800,000	09/11/2025
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:

07/05/2026 17:03

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Indicative Selling Price
\$1,700,000 - \$1,850,000

Median House Price
Year ending March 2026: \$1,920,000



4 2 2

Property Type: House
Land Size: 4151 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



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

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.