

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

5-7 Rainbow Valley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	2 Utrecht Ct DONVALE 3111	\$1,585,000	28/02/2026
2	247 Oban Rd RINGWOOD NORTH 3134	\$1,711,111	16/12/2025
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:

29/04/2026 17:14

Andrew Keleher
8841 4888
0417 599 135

andrewkeleher@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

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



4 2 5

Property Type: House
Land Size: 4160 sqm approx
Agent Comments

Comparable Properties



2 Utrecht Ct DONVALE 3111 (REI/VG)

Agent Comments

4 2 4

Price: \$1,585,000
Method: Auction Sale
Date: 28/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 4446 sqm approx



247 Oban Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

5 2 2

Price: \$1,711,111
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 4000 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.