

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 17-19 Craithie Avenue, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,650,000 & \$1,780,000

Median sale price

Median price \$1,940,000 Property Type House Suburb Park Orchards

Period - From 22/05/2025 to 21/05/2026 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	13-15 Daintree Av PARK ORCHARDS 3114	\$1,760,000	12/05/2026
2	2-4 Dalry Av PARK ORCHARDS 3114	\$1,785,000	15/04/2026
3	22 Brucedale Cr PARK ORCHARDS 3114	\$1,500,000	04/12/2025

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: 22/05/2026 09:31



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Property Type: House
Land Size: 2309 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,780,000
Median House Price
 22/05/2025 - 21/05/2026: \$1,940,000

Comparable Properties



13-15 Daintree Av PARK ORCHARDS 3114 (REI)

Agent Comments

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Price: \$1,760,000
Method: Private Sale
Date: 12/05/2026
Property Type: House (Res)
Land Size: 3878 sqm approx



2-4 Dalry Av PARK ORCHARDS 3114 (REI)

Agent Comments

 3  2  4

Price: \$1,785,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 2346 sqm approx

22 Brucedale Cr PARK ORCHARDS 3114 (VG)

Agent Comments

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Price: \$1,500,000
Method: Sale
Date: 04/12/2025
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4148 sqm approx

Account - Barry Plant | P: 03 9842 8888