

# 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

2-4 Dalry Avenue, Park Orchards Vic 3114

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,825,000

Property Type

House

Suburb

Park Orchards

Period - From

01/10/2025

to

31/12/2025

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 Milne Rd PARK ORCHARDS 3114	\$1,300,000	27/01/2026
2	22 Brucedale Cr PARK ORCHARDS 3114	\$1,500,000	04/12/2025
3	165-167 Berringa Rd PARK ORCHARDS 3114	\$1,385,000	22/11/2025

**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:

23/03/2026 16:36



 3    2    4

**Property Type:** House  
**Land Size:** 2346 sqm approx  
 Agent Comments  
 Study

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 December quarter 2025: \$1,825,000

## Comparable Properties



**2 Milne Rd PARK ORCHARDS 3114 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 27/01/2026  
**Property Type:** House (Res)  
**Land Size:** 4629 sqm approx

**22 Brucedale Cr PARK ORCHARDS 3114 (VG)**

Agent Comments

 3    1    2

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



**165-167 Berringa Rd PARK ORCHARDS 3114 (REI)**

Agent Comments

 4    1    2

**Price:** \$1,385,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 3158 sqm approx

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