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	18-20 Drayton Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,950,000 & $2,145,000

Median sale price

Median price $2,199,000 Property Type House Suburb Park Orchards

Period - From 01/10/2024 to 31/12/2024 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	109-111 Berringa Rd PARK ORCHARDS 3114	$2,205,000	18/02/2025
2	18-20 Enfield Av PARK ORCHARDS 3114	$2,650,000	17/09/2024
3	113 Smedley Rd PARK ORCHARDS 3114	$1,910,000	07/08/2024

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: 24/03/2025 10:38

18-20 Drayton Crescent, Park Orchards Vic 3114



4 4 2

Property Type: House
Land Size: 2594 sqm approx

Indicative Selling Price
$1,950,000 - $2,145,000
Median House Price
December quarter 2024: $2,199,000

Agent Comments

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.

Comparable Properties



109-111 Berringa Rd PARK ORCHARDS 3114 (REI)

4 2 2

Price: $2,205,000
Method: Private Sale
Date: 18/02/2025
Property Type: House (Res)
Land Size: 2044 sqm approx

Agent Comments



18-20 Enfield Av PARK ORCHARDS 3114 (REI)

4 2 2

Price: $2,650,000
Method: Private Sale
Date: 17/09/2024
Property Type: House (Res)
Land Size: 2339 sqm approx

Agent Comments



113 Smedley Rd PARK ORCHARDS 3114 (REI/VG)

4 2 2

Price: $1,910,000
Method: Private Sale
Date: 07/08/2024
Property Type: House (Res)
Land Size: 4867 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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