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	27-29 Ennismore Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,500,000 & $2,600,000

Median sale price

Median price $1,897,500 Property Type House Suburb Park Orchards

Period - From 01/04/2025 to 30/06/2025 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	90-92 Berringa Rd PARK ORCHARDS 3114	$1,975,000	23/07/2025
2	49 Heads Rd DONVALE 3111	$2,300,000	10/06/2025
3	17-19 Smedley Rd PARK ORCHARDS 3114	$2,181,000	28/05/2025

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: 16/09/2025 09:54

27-29 Ennismore Crescent, Park Orchards Vic 3114

BARRYPLANT

4 2 4

Property Type: House
Land Size: 4046 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,600,000
Median House Price
June quarter 2025: $1,897,500

Comparable Properties

90-92 Berringa Rd PARK ORCHARDS 3114 (REI)

4 2 4

Price: $1,975,000
Method: Private Sale
Date: 23/07/2025
Property Type: House (Res)
Land Size: 4001 sqm approx

Agent Comments

49 Heads Rd DONVALE 3111 (REI)

5 5 2

Price: $2,300,000
Method: Expression of Interest
Date: 10/06/2025
Property Type: House (Res)
Land Size: 4000 sqm approx

Agent Comments

17-19 Smedley Rd PARK ORCHARDS 3114 (REI)

4 3 8

Price: $2,181,000
Method: Private Sale
Date: 28/05/2025
Property Type: House (Res)
Land Size: 4041 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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