

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

167-171 Knees Road, Park Orchards Vic 3114

Indicative selling price

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

Single price

\$2,200,000

Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Park Orchards

Period - From

01/04/2026

to

30/06/2026

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	392 Old Warrandyte Rd RINGWOOD NORTH 3134	\$2,125,000	03/08/2026
2	64 Knees Rd PARK ORCHARDS 3114	\$2,250,000	16/04/2026
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:

02/09/2026 12:43



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Property Type: House
Land Size: 5030 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000
Median House Price
June quarter 2026: \$2,250,000

Comparable Properties



392 Old Warrandyte Rd RINGWOOD NORTH 3134 (REI) **Agent Comments**

 5  2  4

Price: \$2,125,000
Method: Private Sale
Date: 03/08/2026
Property Type: House (Res)
Land Size: 4000 sqm approx



64 Knees Rd PARK ORCHARDS 3114 (REI) **Agent Comments**

 4  3  3

Price: \$2,250,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 12400 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.