

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

11 Raymond Elliot Court, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,975,000

Property Type House

Suburb Park Orchards

Period - From 02/07/2025

to

01/07/2026

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	2 Aquarius Ct DONVALE 3111	\$1,681,000	20/06/2026
2	2 Utrecht Ct DONVALE 3111	\$1,585,000	28/02/2026
3	12 Raymond Elliot Ct PARK ORCHARDS 3114	\$1,480,000	11/12/2025

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:

02/07/2026 13:10



 5  3  3

Property Type: House

Land Size: 4355 sqm approx

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.

Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

02/07/2025 - 01/07/2026: \$1,975,000

Comparable Properties



2 Aquarius Ct DONVALE 3111 (REI)

Agent Comments

 5  3  4

Price: \$1,681,000

Method: Auction Sale

Date: 20/06/2026

Rooms: 8

Property Type: House (Res)

Land Size: 4047 sqm approx



2 Utrecht Ct DONVALE 3111 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,585,000

Method: Auction Sale

Date: 28/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 4446 sqm approx



12 Raymond Elliot Ct PARK ORCHARDS 3114 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,480,000

Method: Private Sale

Date: 11/12/2025

Property Type: House

Land Size: 4456 sqm approx

Account - Barry Plant | P: 03 9874 3355