

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

13-15 Smedley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$1,920,000 Property Type House Suburb Park Orchards

Period - From 01/04/2025 to 31/03/2026 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	10 Tallawarra Rise DONVALE 3111	\$2,250,000	18/11/2025
2	6 Joseph Ct PARK ORCHARDS 3114	\$2,350,000	01/09/2025
3	3 Joseph Ct PARK ORCHARDS 3114	\$2,195,000	05/08/2025

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: 22/04/2026 10:36



 6  4  4

Property Type: House
Land Size: 4049 sqm approx
Agent Comments

Indicative Selling Price
 \$2,150,000 - \$2,350,000
Median House Price
 Year ending March 2026: \$1,920,000

Comparable Properties

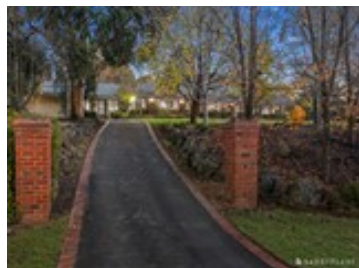


10 Tallawarra Rise DONVALE 3111 (REI/VG)

Agent Comments

 5  3  4

Price: \$2,250,000
Method: Private Sale
Date: 18/11/2025
Property Type: House (Res)
Land Size: 4059 sqm approx



6 Joseph Ct PARK ORCHARDS 3114 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,350,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 4033 sqm approx



3 Joseph Ct PARK ORCHARDS 3114 (REI/VG)

Agent Comments

 5  4  2

Price: \$2,195,000
Method: Private Sale
Date: 05/08/2025
Property Type: House (Res)
Land Size: 4000 sqm approx

Account - Barry Plant | P: 03 9842 8888