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

Single price $2,250,000

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	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: 13/07/2026 11:26

13-15 Smedley Road, Park Orchards Vic 3114



6 4 4

Rooms: 10
Property Type: House
Land Size: 4049 sqm approx

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

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



10 Tallawarra Rise DONVALE 3111 (REI/VG)

5 3 4

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

Agent Comments



6 Joseph Ct PARK ORCHARDS 3114 (REI/VG)

4 2 3

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

Agent Comments



3 Joseph Ct PARK ORCHARDS 3114 (REI/VG)

5 4 2

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

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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