

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

15-17 Vincent Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$2,250,000

&

\$2,450,000

Median sale price

Median price \$1,960,000

Property Type House

Suburb Park Orchards

Period - From 01/07/2025

to

30/09/2025

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	27-29 Ennismore Cr PARK ORCHARDS 3114	\$2,475,000	31/10/2025
2	7 Orchard Rise PARK ORCHARDS 3114	\$3,045,000	09/07/2025
3	93-95 Gosford Ct PARK ORCHARDS 3114	\$3,150,000	21/05/2025

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:

26/11/2025 13:45



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Property Type: House (Res)
Land Size: 5389 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

\$2,250,000 - \$2,450,000

Median House Price

September quarter 2025: \$1,960,000

Comparable Properties



27-29 Ennismore Cr PARK ORCHARDS 3114 (REI)

Agent Comments

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Price: \$2,475,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 4046 sqm approx



7 Orchard Rise PARK ORCHARDS 3114 (REI/VG)

Agent Comments

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Price: \$3,045,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 3992 sqm approx



93-95 Gosford Ct PARK ORCHARDS 3114 (REI)

Agent Comments

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Price: \$3,150,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 4321 sqm approx

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