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	190 Berringa Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,000,000 & $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	652-654 Ringwood Warrandyte Rd PARK ORCHARDS 3114	$2,050,000	25/07/2026
2	110-114 Hall Rd WARRANDYTE SOUTH 3134	$2,510,000	04/04/2026
3	84-88 Berringa Rd PARK ORCHARDS 3114	$2,580,000	26/03/2026

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: 25/08/2026 09:54

190 Berringa Road, Park Orchards Vic 3114



4 2 2

Property Type: House
Land Size: 4001 sqm approx

Agent Comments

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

Comparable Properties



652-654 Ringwood Warrandyte Rd PARK ORCHARDS 3114 (REI)

4 2 4

Price: $2,050,000
Method: Private Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 4158 sqm approx

Agent Comments



110-114 Hall Rd WARRANDYTE SOUTH 3134 (REI)

5 2 3

Price: $2,510,000
Method: Private Sale
Date: 04/04/2026
Property Type: House (Res)
Land Size: 4339 sqm approx

Agent Comments



84-88 Berringa Rd PARK ORCHARDS 3114 (REI)

5 3 3

Price: $2,580,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 4938 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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