Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb and postcode: 50-52 Dalry Avenue, Park Orchards Vic 3114

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	2	2	370	3,092

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $2,600,000 & $2,850,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $2,235,675 | Property type: House | Suburb: Park Orchards

Period: from 01/07/2026 to 30/09/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

This property comprises 5 bedrooms, 2 bathrooms, 3 living areas, double garage, pool and spa on a landscaped 3092m2 (approximately) block. It is a Glenvill home built in 2013 and there are no comparable properties of a similar age with a similar floorplan that have sold in the last 6 months within 2kms

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=5335129d20b44c703427f5f3f30ce63f

50-52 Dalry Avenue, Park Orchards Vic 3114

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5 2 2

Property Type: House
Land Size: 3092 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,850,000
Median House Price
September quarter 2026: $2,235,675

Land size and internal floor space are approximate and stated in square metres. Land size is sourced from land.vic.gov.au, internal floor space is measured by Fast Floorplans. Floor plans and room dimensions are illustrative only. Purchasers should independently verify all measurements.

Comparable Properties

This property comprises 5 bedrooms, 2 bathrooms, 3 living areas, double garage, pool and spa on a landscaped 3092m2 (approximately) block. It is a Glenvill home built in 2013 and there are no comparable properties of a similar age with a similar floorplan that have sold in the last 6 months within 2kms

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