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 Enfield Avenue, Park Orchards Vic 3114

Indicative selling price

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

Single price $1,590,000

Median sale price

Median price $1,926,000 Property Type House Suburb Park Orchards

Period - From 16/06/2024 to 15/06/2025 Source Property Data

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	91-93 South Valley Rd PARK ORCHARDS 3114	$1,800,000	16/05/2025
2	101-103 Gosford Cr PARK ORCHARDS 3114	$1,600,000	23/04/2025
3	299 Oban Rd DONVALE 3111	$1,705,000	11/02/2025

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: 16/06/2025 16:40

15 Enfield Avenue, Park Orchards Vic 3114

BARRYPLANT



4 3 2

Property Type: House (Res)
Land Size: 2826 sqm approx

Agent Comments

Indicative Selling Price
$1,590,000
Median House Price
16/06/2024 - 15/06/2025: $1,926,000

Comparable Properties



91-93 South Valley Rd PARK ORCHARDS 3114 (REI)

4 2 3

Price: $1,800,000
Method: Private Sale
Date: 16/05/2025
Property Type: House (Res)
Land Size: 4201 sqm approx

Agent Comments



101-103 Gosford Cr PARK ORCHARDS 3114 (REI)

5 3 8

Price: $1,600,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 4057 sqm approx

Agent Comments



299 Oban Rd DONVALE 3111 (REI/VG)

4 3 2

Price: $1,705,000
Method: Expression of Interest
Date: 11/02/2025
Property Type: House (Res)
Land Size: 4092 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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