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	88 Smedley Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,700,000 & $1,870,000

Median sale price

Median price $1,940,000 Property Type House Suburb Park Orchards

Period - From 01/07/2024 to 30/06/2025 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	5-7 Smedley Rd PARK ORCHARDS 3114	$1,801,000	16/09/2025
2	99-103 Smedley Rd PARK ORCHARDS 3114	$1,733,000	02/09/2025
3	476 Park Rd PARK ORCHARDS 3114	$1,725,000	06/08/2025

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: 29/09/2025 14:15

88 Smedley Road, Park Orchards Vic 3114

Traci Stella
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5 2 2

Property Type: House
Land Size: 3007 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
Year ending June 2025: $1,940,000

Comparable Properties



5-7 Smedley Rd PARK ORCHARDS 3114 (REI)

5 3 8

Price: $1,801,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 4054 sqm approx

Agent Comments



99-103 Smedley Rd PARK ORCHARDS 3114 (REI)

4 2 6

Price: $1,733,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 7812 sqm approx

Agent Comments



476 Park Rd PARK ORCHARDS 3114 (REI)

4 2 3

Price: $1,725,000
Method: Private Sale
Date: 06/08/2025
Property Type: House
Land Size: 2081 sqm approx

Agent Comments

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