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	35-37 Ennismore Crescent, Park Orchards Vic 3114

Indicative selling price

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

Range between $2,800,000 & $3,000,000

Median sale price

Median price $1,965,000 Property Type House Suburb Park Orchards

Period - From 01/10/2024 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	7 Orchard Rise PARK ORCHARDS 3114	$3,045,000	09/07/2025
2	93-95 Gosford Ct PARK ORCHARDS 3114	$3,150,000	21/05/2025
3			

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: 07/10/2025 12:01

35-37 Ennismore Crescent, Park Orchards Vic 3114

Traci Stella
0407 533 281
traci.stella@marshallwhite.com.au



5 3 2

Property Type: House
Land Size: 4048 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,000,000
Median House Price
Year ending September 2025: $1,965,000

Comparable Properties



7 Orchard Rise PARK ORCHARDS 3114 (REI)

5 4 3

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

Agent Comments



93-95 Gosford Ct PARK ORCHARDS 3114 (REI)

6 3 6

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

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