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	6-8 Mcewan Road, Park Orchards Vic 3114

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,920,000 Property Type House Suburb Park Orchards

Period - From 01/01/2025 to 31/12/2025 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	33-35 Alva Av PARK ORCHARDS 3114	$1,800,000	09/11/2025
2	1-3 Camber Av PARK ORCHARDS 3114	$1,762,000	31/10/2025
3	5 Orchid Ct PARK ORCHARDS 3114	$1,940,000	19/10/2025

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: 14/01/2026 11:13

6-8 Mcewan Road, Park Orchards Vic 3114

Traci Stella
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3 2 3

Property Type: House
Land Size: 2023 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending December 2025: $1,920,000

Comparable Properties

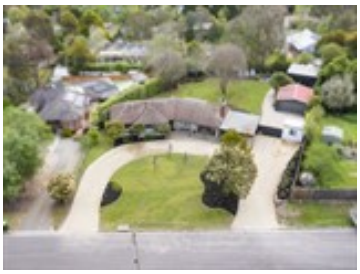


33-35 Alva Av PARK ORCHARDS 3114 (REI)

4 3 3

Price: $1,800,000
Method: Auction Sale
Date: 09/11/2025
Property Type: House (Res)
Land Size: 3677 sqm approx

Agent Comments



1-3 Camber Av PARK ORCHARDS 3114 (REI)

3 2 4

Price: $1,762,000
Method: Private Sale
Date: 31/10/2025
Property Type: House (Res)
Land Size: 2534 sqm approx

Agent Comments



5 Orchid Ct PARK ORCHARDS 3114 (REI)

5 2 3

Price: $1,940,000
Method: Private Sale
Date: 19/10/2025
Property Type: House
Land Size: 4064 sqm approx

Agent Comments

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