

# 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 29 Knees Road, Park Orchards Vic 3114

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,150,000

### 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	35-37 Ennismore Cr PARK ORCHARDS 3114	\$3,020,000	12/11/2025
2			
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.

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Dallas Taylor  
8841 4808  
0408 217 778

dallastaylor@jellisrcraig.com.au

**Indicative Selling Price**

\$2,950,000 - \$3,150,000

**Median House Price**

Year ending December 2025: \$1,920,000



 4  2  6

**Property Type:** House

**Land Size:** 4052 sqm approx

Agent Comments

## Comparable Properties



**35-37 Ennismore Cr PARK ORCHARDS 3114 (REI)**

Agent Comments

 5  3  2

**Price:** \$3,020,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House

**Land Size:** 4048 sqm approx

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.