

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

66a Knees Road, Park Orchards Vic 3114

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,960,000

Property Type House

Suburb Park Orchards

Period - From 01/07/2025

to

30/06/2026

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	25-31 Beauty Gully Rd WARRANDYTE 3113	\$1,910,000	05/06/2026
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.~~

This Statement of Information was prepared on:

15/09/2026 09:58

Stasi Adgemis
03 9842 1188
0401 640 853

sadgemis@woodards.com.au

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending June 2026: \$1,960,000



Property Type:

Agent Comments

Comparable Properties



25-31 Beauty Gully Rd WARRANDYTE 3113 (REI)

Agent Comments



4



2



10

Price: \$1,910,000

Method: Private Sale

Date: 05/06/2026

Property Type: House (Res)

Land Size: 29948 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.