

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

2/384 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$788,000 Property Type Unit Suburb Parkdale

Period - From 27/02/2024 to 26/02/2025 Source Property Data

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	3/24 White St MORDIALLOC 3195	\$690,000	08/02/2025
2	8/167 beach Rd PARKDALE 3195	\$660,000	19/01/2025
3	8/1-3 James St MORDIALLOC 3195	\$695,000	12/10/2024

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:

27/02/2025 10:01



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
27/02/2024 - 26/02/2025: \$788,000

Comparable Properties



3/24 White St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Unit



8/167 beach Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 19/01/2025
Property Type: Apartment



8/1-3 James St MORDIALLOC 3195 (REI)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

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