

# 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

1/10 Warrigal Road, Parkdale Vic 3195

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,465,000

Property Type House

Suburb Parkdale

Period - From 01/10/2024

to 31/12/2024

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	2/9 Olive Gr MENTONE 3194	\$1,165,000	12/02/2025
2	2/4 Eurythmic St MORDIALLOC 3195	\$1,160,000	12/02/2025
3	1a Albenca St MENTONE 3194	\$1,195,000	01/02/2025

**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:

01/04/2025 16:12



 3   
  2   
  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2024: \$1,465,000

## Comparable Properties



**2/9 Olive Gr MENTONE 3194 (REI/VG)**

Agent Comments

 3   
  3   
  2

**Price:** \$1,165,000

**Method:** Sold Before Auction

**Date:** 12/02/2025

**Property Type:** House (Res)



**2/4 Eurythmic St MORDIALLOC 3195 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 12/02/2025

**Property Type:** Townhouse (Single)



**1a Albenca St MENTONE 3194 (REI)**

Agent Comments

 3   
  2   
  3

**Price:** \$1,195,000

**Method:** Private Sale

**Date:** 01/02/2025

**Property Type:** Townhouse (Single)

**Account - Hodges** | P: 03 95846500 | F: 03 95848216