

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

1/14-16 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Parkdale

Period - From

01/01/2024

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	4/22 Warrigal Rd PARKDALE 3195	\$650,000	24/03/2025
2	1/11 Levanto St MENTONE 3194	\$660,000	22/03/2025
3	4/10 Stawell St MENTONE 3194	\$660,000	20/03/2025

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:

31/03/2025 12:01



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median Unit Price
Year ending December 2024: \$800,000

Comparable Properties



4/22 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 24/03/2025
Property Type: Unit



1/11 Levanto St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Unit



4/10 Stawell St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: Unit

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