

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

3/12 Olive Grove, Parkdale Vic 3195

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Parkdale

Period - From

22/03/2024

to

21/03/2025

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	3/44 Lower Dandenong Rd MENTONE 3194	\$700,000	25/02/2025
2	6/10 Eagland Rd CHELTENHAM 3192	\$720,000	06/02/2025
3	2/39 Levanto St MENTONE 3194	\$710,000	03/12/2024

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:

22/03/2025 14:58

3/12 Olive Grove, Parkdale Vic 3195

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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$725,000
Median Unit Price
22/03/2024 - 21/03/2025: \$735,000

Comparable Properties



3/44 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$700,000
Method: Private Sale
Date: 25/02/2025
Property Type: Unit



6/10 Eagland Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$720,000
Method: Private Sale
Date: 06/02/2025
Property Type: Unit
Land Size: 213 sqm approx



2/39 Levanto St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 03/12/2024
Property Type: Unit

Account - Jellis Craig



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