

# 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

2/82 Warrigal Road, Parkdale Vic 3195

### Indicative selling price

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

Range between

\$560,000

&

\$610,000

### 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	3/35-37 Balcombe Rd MENTONE 3194	\$610,000	19/11/2024
2	3/26 Olive Gr PARKDALE 3195	\$605,000	02/09/2024
3	7/117-119 Balcombe Rd MENTONE 3194	\$605,000	23/08/2024

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:

30/01/2025 13:56

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2 1 1

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

**Indicative Selling Price**  
\$560,000 - \$610,000  
**Median Unit Price**  
Year ending December 2024: \$800,000

## Comparable Properties



3/35-37 Balcombe Rd MENTONE 3194 (REI)

**Agent Comments**

2 1 1

**Price:** \$610,000  
**Method:** Sold Before Auction  
**Date:** 19/11/2024  
**Property Type:** Unit



3/26 Olive Gr PARKDALE 3195 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$605,000  
**Method:** Sold Before Auction  
**Date:** 02/09/2024  
**Property Type:** Unit



7/117-119 Balcombe Rd MENTONE 3194 (REI)

**Agent Comments**

2 1 1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 23/08/2024  
**Property Type:** Unit

Account - Jellis Craig



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