

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

1/90 LOWER DANDENONG ROAD PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 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

1/92 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$1,180,000	02-Oct-25
89B NEPEAN HIGHWAY MENTONE VIC 3194	\$1,225,000	01-Sep-25
1/16 FLORENCE STREET MENTONE VIC 3194	\$1,250,000	17-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 11 November 2025



1/92 LOWER DANDENONG ROAD PARKDALE VIC 3195

4 2 2

Sold Price

^{RS} **\$1,180,000**

Sold Date

02-Oct-25

Distance

0.02km



89B NEPEAN HIGHWAY MENTONE VIC 3194

4 3 2

Sold Price

^{RS} **\$1,225,000** ^{UN}

Sold Date

01-Sep-25

Distance

1.27km



1/16 FLORENCE STREET MENTONE VIC 3194

4 2 2

Sold Price

^{RS} **\$1,250,000**

Sold Date

17-Oct-25

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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