

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 Cherrington Court, Parkdale Vic 3195

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Parkdale

Period - From 01/04/2025

to

30/06/2025

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	151 Lower Dandenong Rd MENTONE 3194	\$955,888	09/08/2025
2	170 Warren Rd MORDIALLOC 3195	\$920,000	11/06/2025
3	37 Houston St MENTONE 3194	\$950,000	12/04/2025

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:

13/08/2025 15:33



Property Type: House/Land
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2025: \$1,590,000

Comparable Properties



151 Lower Dandenong Rd MENTONE 3194 (REI)

Agent Comments



Price: \$955,888
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 607 sqm approx



170 Warren Rd MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$920,000
Method: Sold Before Auction
Date: 11/06/2025
Property Type: House (Res)
Land Size: 720 sqm approx



37 Houston St MENTONE 3194 (VG)

Agent Comments



Price: \$950,000
Method: Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 739 sqm approx

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