

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

19-21 MAC CRESCENT 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Aug 2024

to

31 Jul 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

2/72 WHITE STREET MORDIALLOC VIC 3195	\$840,000	01-Mar-25
3/1 JENNIFER AVENUE PARKDALE VIC 3195	\$800,000	26-Jun-25
2/52 BEAR STREET MORDIALLOC VIC 3195	\$800,000	15-Apr-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: 13 August 2025



2/72 WHITE STREET MORDIALLOC VIC 3195 Sold Price **\$840,000** Sold Date **01-Mar-25**

3 2 1

Distance **0.88km**



3/1 JENNIFER AVENUE PARKDALE VIC 3195 Sold Price **\$800,000** Sold Date **26-Jun-25**

3 1 1

Distance **1.07km**



2/52 BEAR STREET MORDIALLOC VIC 3195 Sold Price

Sold Date **15-Apr-25**

3 1 2

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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