

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

2/12 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$540,000

&

\$590,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Parkdale

Period - From 01/01/2025

to

31/03/2025

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	21/80 Balcombe Rd MENTONE 3194	\$580,000	10/12/2024
2	6/117 Balcombe Rd MENTONE 3194	\$575,000	25/11/2024
3	2/122 Beach Rd PARKDALE 3195	\$585,000	09/11/2024

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:

06/05/2025 12:05



2 1 1

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



21/80 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 10/12/2024

Property Type: Apartment



6/117 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 25/11/2024

Property Type: Unit



2/122 Beach Rd PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Unit