

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

2/27 HERBERT STREET 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2024

to

31 Aug 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

2/1A SPRAY STREET PARKDALE VIC 3195	\$400,000	18-Jun-25
4/16 MCDONALD STREET MORDIALLOC VIC 3195	\$415,000	26-Jul-25
13/81 WARRIGAL ROAD MENTONE VIC 3194	\$445,000	29-Jul-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: 02 September 2025


**2/1A SPRAY STREET PARKDALE
VIC 3195**

 1
  1
  1

Sold Price

^{RS} **\$400,000**

Sold Date

18-Jun-25

Distance

0.18km

**4/16 MCDONALD STREET
MORDIALLOC VIC 3195**

 1
  1
  1

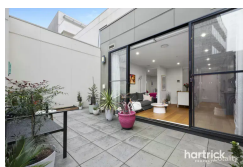
Sold Price

^{RS} **\$415,000**

Sold Date

26-Jul-25

Distance

1.28km

**13/81 WARRIGAL ROAD MENTONE
VIC 3194**

 1
  1
  1

Sold Price

\$445,000

Sold Date

29-Jul-25

Distance

1.79km
RS = Recent sale

UN = Undisclosed Sale

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