

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

220a Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,250,000

Property Type

Townhouse

Suburb

Parkdale

Period - From

19/03/2024

to

18/03/2025

Source

Property Data

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	13A Keith St PARKDALE 3195	\$1,440,000	08/03/2025
2	36a Warrigal Rd PARKDALE 3195	\$1,530,000	24/12/2024
3	1/364 Nepean Hwy PARKDALE 3195	\$1,520,000	22/11/2024

OR

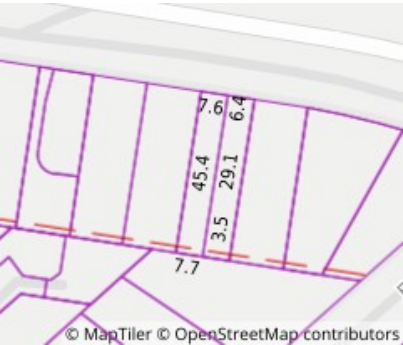
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/03/2025 14:03

Jerry Yeghichian
1300117907
0403 042 227
jerry@elevennorth.com.au

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Townhouse Price
19/03/2024 - 18/03/2025: \$1,250,000



Property Type:
Agent Comments

Comparable Properties



13A Keith St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,440,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)



36a Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Private Sale
Date: 24/12/2024
Property Type: Townhouse (Single)
Land Size: 258 sqm approx



1/364 Nepean Hwy PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 22/11/2024
Property Type: Townhouse (Single)
Land Size: 348 sqm approx

Account - 11 North | P: 1300 353 836