

# 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

3/80 Warrigal Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000

&

\$650,000

### Median sale price

Median price \$815,500

Property Type Unit

Suburb Parkdale

Period - From 02/06/2024

to

01/06/2025

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	8/86-88 Collins St MENTONE 3194	\$620,000	05/05/2025
2	2/82 Warrigal Rd PARKDALE 3195	\$630,000	01/04/2025
3	4/22 Warrigal Rd PARKDALE 3195	\$650,000	24/03/2025

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:

02/06/2025 16:59



 2
  1
  1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$610,000 - \$650,000

**Median Unit Price**

02/06/2024 - 01/06/2025: \$815,500

## Comparable Properties



**8/86-88 Collins St MENTONE 3194 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 05/05/2025

**Property Type:** Unit



**2/82 Warrigal Rd PARKDALE 3195 (REI/VG)**

Agent Comments

 2
  1
  1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** Unit



**4/22 Warrigal Rd PARKDALE 3195 (REI/VG)**

Agent Comments

 2
  1
  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 24/03/2025

**Property Type:** Unit

**Account - Hodges** | P: 03 95846500 | F: 03 95848216