

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 313 Nepean Highway, Parkdale, VIC 3195

Indicative selling price

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

Price Range

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Parkdale (3195)

Period - From

01/04/2024

to

31/03/2025

Source

pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
39 WHITE STREET, PARKDALE VIC 3195	\$1,050,000	15/01/2025
42 WARREN ROAD, MORDIALLOC VIC 3195	\$1,000,000	07/12/2024
129 WARREN ROAD, PARKDALE VIC 3195	\$1,087,000	07/12/2024

This Statement of Information was prepared on: 07/04/2025