

# 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

4/1a Spray Street, Parkdale Vic 3195

### Indicative selling price

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

Range between

\$340,000

&

\$360,000

### Median sale price

Median price

\$822,500

Property Type

Unit

Suburb

Parkdale

Period - From

01/04/2024

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	22/5-7 Brindisi St MENTONE 3194	\$362,000	27/02/2025
2	10/14-16 Rennison St PARKDALE 3195	\$357,000	19/12/2024
3	20/5 Brindisi St MENTONE 3194	\$320,000	21/11/2024

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:

04/05/2025 09:52

4/1a Spray Street, Parkdale Vic 3195

Amanda Harrison  
03 9585 5667  
0402 128 801  
amandaharrison@jellisrcraig.com.au



1 bed 1 bath 1 car

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$360,000

**Median Unit Price**  
Year ending March 2025: \$822,500

## Comparable Properties



**22/5-7 Brindisi St MENTONE 3194 (REI)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$362,000  
**Method:** Private Sale  
**Date:** 27/02/2025  
**Property Type:** Apartment



**10/14-16 Rennison St PARKDALE 3195 (REI)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$357,000  
**Method:** Private Sale  
**Date:** 19/12/2024  
**Property Type:** Apartment



**20/5 Brindisi St MENTONE 3194 (REI/VG)**

**Agent Comments**

1 bed 1 bath 1 car

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** Unit

**Account -** Jellis Craig



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