

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 Robert Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,770,000

Property Type House

Suburb Parkdale

Period - From 01/01/2025

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	33 Balcombe Rd MENTONE 3194	\$1,250,000	21/06/2025
2	4 Amber Ct CHELTENHAM 3192	\$1,210,000	10/05/2025
3	8 Berringa St PARKDALE 3195	\$1,240,000	23/04/2025

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:

24/06/2025 13:44



 4  2  2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2025: \$1,770,000

Comparable Properties



33 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 723 sqm approx



4 Amber Ct CHELTENHAM 3192 (REI)

Agent Comments

 3  2  4

Price: \$1,210,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 635 sqm approx



8 Berringa St PARKDALE 3195 (REI)

Agent Comments

 3  1  2

Price: \$1,240,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 541 sqm approx

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