

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

7/1A SPRAY STREET PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Parkdale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

4/4 GENOA STREET PARKDALE VIC 3195	\$490,000	30-May-25
7/32 ORMOND STREET MORDIALLOC VIC 3195	\$485,000	31-May-25
301/15 BALCOMBE ROAD MENTONE VIC 3194	\$427,500	23-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 16 July 2025

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**4/4 GENOA STREET PARKDALE
VIC 3195** 1  1  1Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **30-May-25**Distance **0.56km****7/32 ORMOND STREET
MORDIALLOC VIC 3195** 2  1  1Sold Price ^{RS} **\$485,000** Sold Date **31-May-25**Distance **1.53km****301/15 BALCOMBE ROAD
MENTONE VIC 3194** 2  1  1Sold Price **\$427,500** Sold Date **23-Jan-25**Distance **1.8km****RS** = Recent sale**UN** = Undisclosed Sale

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