

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 Morgan Street, Parkdale VIC 3195

Indicative selling price

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

Range between

\$1,200,000

&

\$1,249,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Parkdale

Period - From

21/04/2025

to

20/10/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/92 Lower Dandenong Road Parkdale VIC 3195	\$1,180,000	02/10/2025
89B Nepean Highway Mentone VIC 3194	\$1,225,000	01/09/2025
1/11 Bay Street Parkdale VIC 3195	\$1,250,000	23/06/2025

This Statement of Information was prepared on:

21/10/2025