

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

22/156 Lower Dandenong Road, Parkdale Vic 3195

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Parkdale

Period - From

04/09/2024

to

03/09/2025

Source

Property Data

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		
2		
3		

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:

04/09/2025 12:02



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
04/09/2024 - 03/09/2025: \$800,000

This property does not have any comparables there is nothing on Lower Dandenong Road. There is 2 that are similar prices but the properties don't compare well, have old renovations.

Comparable Properties

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.

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