Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$650,000	&	\$700,000
0	·		· ,

Median sale price

Median price	\$722,750	Pro	perty Type	Jnit		Suburb	Mentone
Period - From	01/10/2024	to	30/09/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1/18 Warrigal Rd PARKDALE 3195	\$670,000	11/10/2025
2	7/51-53 Como Pde.E PARKDALE 3195	\$695,000	04/10/2025
3	3/80 Warrigal Rd PARKDALE 3195	\$680,000	05/07/2025

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:	17/11/2025 11:02



Date of sale











Property Type:

Divorce/Estate/Family Transfers Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending September 2025: \$722,750

Comparable Properties



1/18 Warrigal Rd PARKDALE 3195 (REI)

2







Agent Comments

Price: \$670,000 Method: Private Sale Date: 11/10/2025 **Property Type:** Unit

Land Size: 117 sqm approx



7/51-53 Como Pde.E PARKDALE 3195 (REI)

2







Agent Comments

Price: \$695,000 Method: Auction Sale Date: 04/10/2025 Property Type: Unit



3/80 Warrigal Rd PARKDALE 3195 (REI/VG)







Agent Comments

Price: \$680,000 Method: Auction Sale Date: 05/07/2025 Property Type: Unit

Account - Ray White - The Bayside Group | P: 03 9584 8288





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