

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

2/84 Lower Dandenong Road, Parkdale Vic 3195

Indicative selling price

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

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

Median sale price

Median price \$926,000

Property Type Unit

Suburb Parkdale

Period - From 01/01/2025

to 31/12/2025

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	5/87 Nepean Hwy MENTONE 3194	\$682,500	14/02/2026
2	1/18 Warrigal Rd PARKDALE 3195	\$670,000	11/10/2025
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:

17/03/2026 14:52



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending December 2025: \$926,000

Comparable Properties



5/87 Nepean Hwy MENTONE 3194 (REI)

Agent Comments



Price: \$682,500
Method: Private Sale
Date: 14/02/2026
Property Type: Unit



1/18 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 117 sqm approx

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.

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