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	101/10 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $676,178 Property Type Unit Suburb Parkdale

Period - From 07/05/2025 to 06/05/2026 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	202/55 Barkly St MORDIALLOC 3195	$425,000	23/03/2026
2	3/94 Beach Rd MENTONE 3194	$437,000	11/03/2026
3	9/152 Balcombe Rd MENTONE 3194	$462,000	10/02/2026

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: 07/05/2026 09:52

101/10 Warrigal Road, Parkdale Vic 3195

Steven Zervas
0423767621
steven@heavyside.co



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
07/05/2025 - 06/05/2026: $676,178

Comparable Properties



202/55 Barkly St MORDIALLOC 3195 (REI)

1 1 1

Price: $425,000
Method: Private Sale
Date: 23/03/2026
Property Type: Apartment

Agent Comments



3/94 Beach Rd MENTONE 3194 (REI/VG)

1 1 1

Price: $437,000
Method: Private Sale
Date: 11/03/2026
Property Type: Apartment

Agent Comments



9/152 Balcombe Rd MENTONE 3194 (REI/VG)

1 1 1

Price: $462,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment

Agent Comments

Account - Heavyside

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