# 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<br>Including suburb and postcode | 4/8-10 Eighth Street, Parkdale VIC 3195 |

## Indicative selling price

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

Range between $670,000 & $720,000

## Median sale price

Median price $788,000 Property Type Unit Suburb Parkdale

Period - From 11/09/2024 to 10/03/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 5/6 Venice Street Mentone VIC 3194 | $745,000 | 12/10/2024 |
| 4/2-4 Fifth Street Parkdale VIC 3195 | $690,000 | 04/11/2024 |
| | | |

This Statement of Information was prepared on: 11/03/2025