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: 2/100-102 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between $975,000 & $1,072,500

Median sale price

Median price $1,465,000 Property Type House Suburb Parkdale

Period - From 01/10/2024 to 31/12/2024 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	1/40 Melrose St PARKDALE 3195	$1,000,000	08/11/2024
2	6 Conder Way MENTONE 3194	$1,005,000	19/09/2024
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: 11/03/2025 18:36



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$975,000 - $1,072,500
Median House Price
December quarter 2024: $1,465,000

Comparable Properties



1/40 Melrose St PARKDALE 3195 (VG)

3 - -

Price: $1,000,000
Method: Sale
Date: 08/11/2024
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments



6 Conder Way MENTONE 3194 (REI/VG)

3 2 2

Price: $1,005,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Townhouse (Res)

Agent Comments

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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