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	8 Princes Court, Parkdale Vic 3195

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,505,000 Property Type House Suburb Parkdale

Period - From 01/04/2024 to 31/03/2025 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	2/27 Robert St PARKDALE 3195	$1,447,500	22/03/2025
2	10 Shearman Cr MENTONE 3194	$1,505,500	14/12/2024
3	1/364 Nepean Hwy PARKDALE 3195	$1,520,000	22/11/2024

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: 07/05/2025 14:17

8 Princes Court, Parkdale Vic 3195



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending March 2025: $1,505,000

Comparable Properties



2/27 Robert St PARKDALE 3195 (REI)

4 2 2

Price: $1,447,500
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments



10 Shearman Cr MENTONE 3194 (REI/VG)

4 2 2

Price: $1,505,500
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



1/364 Nepean Hwy PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,520,000
Method: Private Sale
Date: 22/11/2024
Property Type: Townhouse (Single)
Land Size: 348 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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