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	2/34 OLIVE GROVE PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$789,000	Property type	Unit	Suburb	Parkdale
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
3/12 OLIVE GROVE PARKDALE VIC 3195	$722,500	19-Apr-25
1/11 LEVANTO STREET MENTONE VIC 3194	$660,000	22-Mar-25
2/82 WARRIGAL ROAD PARKDALE VIC 3195	$630,000	01-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 21 May 2025

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3/12 OLIVE GROVE PARKDALE VIC 3195

2 1 1

Sold Price RS $722,500 Sold Date 19-Apr-25

Distance 0.21km



1/11 LEVANTO STREET MENTONE VIC 3194

2 1 1

Sold Price RS $660,000 Sold Date 22-Mar-25

Distance 0.54km



2/82 WARRIGAL ROAD PARKDALE VIC 3195

2 1 1

Sold Price $630,000 Sold Date 01-Apr-25

Distance 0.81km

RS = Recent sale **UN** = Undisclosed Sale

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