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	2/132 LOWER DANDENONG ROAD 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$789,000	Property type	Unit	Suburb	Parkdale
Period-from	01 Jun 2024	to	31 May 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
3/39 IVY STREET PARKDALE VIC 3195	$820,000	12-May-25
1/111 LOWER DANDENONG ROAD MENTONE VIC 3194	$805,000	07-May-25
1/15 IMES STREET PARKDALE VIC 3195	$800,000	03-Dec-24

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: 02 June 2025

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3/39 IVY STREET PARKDALE VIC 3195

2 1 2

Sold Price RS $820,000 Sold Date 12-May-25

Distance 0.25km



1/111 LOWER DANDENONG ROAD MENTONE VIC 3194

3 1 -

Sold Price RS $805,000 Sold Date 07-May-25

Distance 0.29km



1/15 IMES STREET PARKDALE VIC 3195

2 1 1

Sold Price $800,000 Sold Date 03-Dec-24

Distance 0.68km

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

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