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	2/27 HERBERT STREET 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	$395,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,000	Property type	Unit	Suburb	Parkdale
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
2/1A SPRAY STREET PARKDALE VIC 3195	$400,000	18-Jun-25
4/16 MCDONALD STREET MORDIALLOC VIC 3195	$415,000	26-Jul-25
13/81 WARRIGAL ROAD MENTONE VIC 3194	$445,000	29-Jul-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: 02 September 2025

Sam Hartrick
M 0421272726
E sam@hartrickproperty.com.au



2/1A SPRAY STREET PARKDALE VIC 3195

1 1 1

Sold Price RS $400,000 Sold Date 18-Jun-25

Distance 0.18km



4/16 MCDONALD STREET MORDIALLOC VIC 3195

1 1 1

Sold Price RS $415,000 Sold Date 26-Jul-25

Distance 1.28km



13/81 WARRIGAL ROAD MENTONE VIC 3194

1 1 1

Sold Price $445,000 Sold Date 29-Jul-25

Distance 1.79km

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

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