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	1/438-440 Nepean Highway, Parkdale VIC 3195

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

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

Period - From 02/04/2025 to 01/10/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/35 Bay Street Parkdale VIC 3195	$700,000	03/07/2025
3/12 Olive Grove Parkdale VIC 3195	$722,500	19/04/2025
1/14-16 Warrigal Road Parkdale VIC 3195	$700,000	24/04/2025

This Statement of Information was prepared on: 02/10/2025