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	18 Balmoral Drive, Parkdale VIC 3195

Indicative selling price

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

Single price $1,195,000

Median sale price

Median price $1,500,000 Property Type House Suburb Parkdale

Period - From 15/05/2025 to 14/11/2025 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
2 Gainsborough Road Mentone VIC 3194	$1,240,000	07/11/2025
15 Craigmore Avenue Mentone VIC 3194	$1,280,000	07/09/2025
157 Warren Road Parkdale VIC 3195	$1,111,000	30/08/2025

This Statement of Information was prepared on: 15/11/2025