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	4/42 RENNISON 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Parkdale
Period-from	01 Nov 2024	to	31 Oct 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.

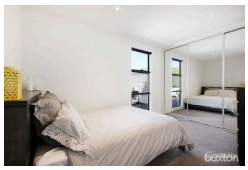
Address of comparable property	Price	Date of sale
24/35 COMO PARADE EAST MENTONE VIC 3194	$565,000	25-Aug-25
5/10 WARRIGAL ROAD PARKDALE VIC 3195	$530,000	09-Jul-25
5/14 PARKERS ROAD PARKDALE VIC 3195	$525,000	04-Oct-25

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: 18 November 2025

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24/35 COMO PARADE EAST MENTONE VIC 3194

1 1 1

Sold Price **$565,000** Sold Date **25-Aug-25**

Distance **1.66km**



5/10 WARRIGAL ROAD PARKDALE VIC 3195

1 1 1

Sold Price **$530,000** Sold Date **09-Jul-25**

Distance **1.12km**



5/14 PARKERS ROAD PARKDALE VIC 3195

1 1 1

Sold Price RS **$525,000** Sold Date **04-Oct-25**

Distance **0.34km**

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

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