

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

1/1 WHITE 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

\$500,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Dec 2024

to

30 Nov 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

3/122 BEACH ROAD PARKDALE VIC 3195	\$580,000	22-Jul-25
2/12 WARRIGAL ROAD PARKDALE VIC 3195	\$565,000	21-Jun-25
100 WHITE STREET MORDIALLOC VIC 3195	\$560,000	30-Jun-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: 08 December 2025

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**3/122 BEACH ROAD PARKDALE
VIC 3195**

 2  1  1

Sold Price

\$580,000

Sold Date

22-Jul-25

Distance

1km



**2/12 WARRIGAL ROAD PARKDALE
VIC 3195**

 2  1  1

Sold Price

\$565,000

Sold Date

21-Jun-25

Distance

1.21km



**100 WHITE STREET MORDIALLOC
VIC 3195**

 2  1  1

Sold Price

\$560,000

Sold Date

30-Jun-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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