

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

9 Mac Crescent, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,770,000

Property Type House

Suburb Parkdale

Period - From 01/01/2025

to

31/03/2025

Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	47 Mcdonald St MORDIALLOC 3195	\$1,400,000	23/05/2025
2	27 Olive Gr MENTONE 3194	\$1,340,000	12/04/2025
3	4 Ivy St PARKDALE 3195	\$1,395,000	05/04/2025

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 six months.~~

This Statement of Information was prepared on:

23/06/2025 11:55



3 2 2

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

March quarter 2025: \$1,770,000

Comparable Properties



47 Mcdonald St MORDIALLOC 3195 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res)

Land Size: 697 sqm approx



27 Olive Gr MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 576 sqm approx



4 Ivy St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,395,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216