Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,395,000

Property offered for sale

Address	9 Mac Crescent, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000	
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Median sale price

Median price	\$1,770,000	Pro	perty 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.

Add	dress 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
1		l	

OR

3

4 Ivy St PARKDALE 3195

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



05/04/2025







Property Type: House (Res) Land Size: 676 sqm approx **Agent Comments**

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** March guarter 2025: \$1,770,000

Comparable Properties



47 Mcdonald St MORDIALLOC 3195 (REI)

Agent Comments

Price: \$1,400,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: House (Res) Land Size: 697 sqm approx













Agent Comments





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



Price: \$1.395.000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res)

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





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