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 Robert Street, Parkdale Vic 3195

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,770,000	Pro	operty Type	Hou	ise		Suburb	Parkdale
Period - From	01/01/2025	to	31/03/2025		So	urce	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	33 Balcombe Rd MENTONE 3194	\$1,250,000	21/06/2025
2	4 Amber Ct CHELTENHAM 3192	\$1,210,000	10/05/2025
3	8 Berringa St PARKDALE 3195	\$1,240,000	23/04/2025

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:

24/06/2025 13:44



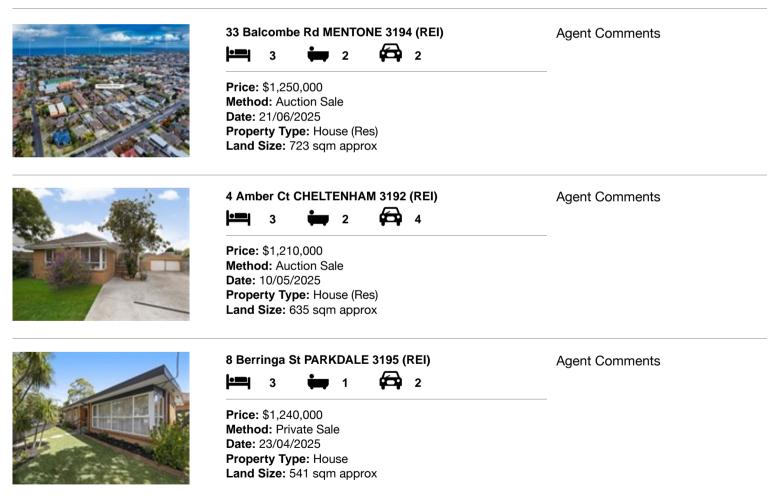






Property Type: House **Land Size:** 790 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2025: \$1,770,000

Comparable Properties



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



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