

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

157 Warren Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$890,000

&

\$940,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Parkdale

Period - From 01/04/2025

to 30/06/2025

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	3/257 Como Pde PARKDALE 3195	\$975,000	28/04/2025
2	2/26 Coolabah St MENTONE 3194	\$980,000	02/04/2025
3	2/11 Imes St PARKDALE 3195	\$926,000	29/03/2025

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:

06/08/2025 14:27



2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 339 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$940,000
Median House Price
June quarter 2025: \$1,590,000

Comparable Properties

3/257 Como Pde PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$975,000
Method: Sale
Date: 28/04/2025
Property Type: Flat/Unit/Apartment (Res)



2/26 Coolabah St MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$980,000
Method: Private Sale
Date: 02/04/2025
Property Type: Townhouse (Res)



2/11 Imes St PARKDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$926,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)