

# 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

10/1a Spray Street, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$340,000

&

\$360,000

### Median sale price

Median price

\$815,500

Property Type

Unit

Suburb

Parkdale

Period - From

01/07/2024

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	1/14-16 Rennison St PARKDALE 3195	\$360,000	27/05/2025
2	3/1a Spray St PARKDALE 3195	\$360,000	17/05/2025
3	4/1a Spray St PARKDALE 3195	\$360,000	15/05/2025

**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:

09/07/2025 12:38



 1  
  1  
  1

**Rooms:** 2

**Property Type:** Apartment

**Agent Comments**

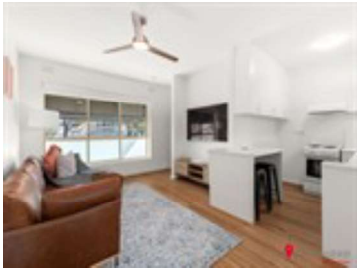
**Indicative Selling Price**

\$340,000 - \$360,000

**Median Unit Price**

Year ending June 2025: \$815,500

## Comparable Properties



**1/14-16 Rennison St PARKDALE 3195 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** Apartment

**Land Size:** 1208 sqm approx



**3/1a Spray St PARKDALE 3195 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 17/05/2025

**Property Type:** Apartment



**4/1a Spray St PARKDALE 3195 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$360,000

**Method:** Private Sale

**Date:** 15/05/2025

**Property Type:** Apartment

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