

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

2/47 Marriott Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$680,000 & \$730,000

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	3/80 Warrigal Rd PARKDALE 3195	\$680,000	05/07/2025
2	3/6 Riviera St MENTONE 3194	\$695,000	10/06/2025
3	3/12 Olive Gr PARKDALE 3195	\$722,500	19/04/2025

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:

24/07/2025 13:53

2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
Year ending June 2025: \$815,500

Comparable Properties



3/80 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

2 1 1

Price: \$680,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit



3/6 Riviera St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$695,000
Method: Private Sale
Date: 10/06/2025
Property Type: Unit
Land Size: 199 sqm approx



3/12 Olive Gr PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$722,500
Method: Private Sale
Date: 19/04/2025
Property Type: Unit