

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

251 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Parkdale

Period - From 01/07/2024

to 30/06/2025

Source Property Data

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	6 Jennifer Av PARKDALE 3195	\$1,460,000	15/04/2025
2	9 Albenca St MENTONE 3194	\$1,420,000	31/03/2025
3	18 Riviera St MENTONE 3194	\$1,380,000	05/03/2025

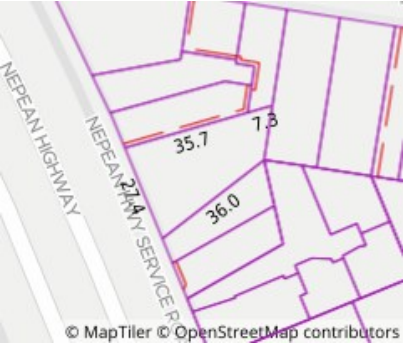
OR

~~**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:

01/07/2025 13:12

Amanda Harrison
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5 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
01/07/2024 - 30/06/2025: \$1,525,000

Comparable Properties



6 Jennifer Av PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,460,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 604 sqm approx



9 Albenca St MENTONE 3194 (REI/VG)

Agent Comments

4 2 4

Price: \$1,420,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 809 sqm approx



18 Riviera St MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 809 sqm approx

Account - Jellis Craig



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