

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

3/17 CEDRIC STREET PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

7/414-416 NEPEAN HIGHWAY PARKDALE VIC 3195	\$677,000	24-Jun-25
4/64 WARRIGAL ROAD PARKDALE VIC 3195	\$696,000	21-Mar-25
3/12 OLIVE GROVE PARKDALE VIC 3195	\$722,500	19-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 03 July 2025



7/414-416 NEPEAN HIGHWAY PARKDALE VIC 3195

Sold Price

^{RS}

\$677,000

Sold Date

24-Jun-25

2

1

1

Distance

0.67km



4/64 WARRIGAL ROAD PARKDALE VIC 3195

Sold Price

\$696,000

Sold Date

21-Mar-25

2

1

1

Distance

2km



3/12 OLIVE GROVE PARKDALE VIC 3195

Sold Price

\$722,500

Sold Date

19-Apr-25

2

1

1

Distance

1.57km



1/14-16 WARRIGAL ROAD PARKDALE VIC 3195

Sold Price

\$700,000

Sold Date

24-Apr-25

2

1

1

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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