

# 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

16/315 Nepean Highway, Parkdale Vic 3195
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### Indicative selling price

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

Range between 

\$770,000
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 & 

\$820,000
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### Median sale price

Median price 

\$825,000
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 Property Type 

Unit
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 Suburb 

Parkdale
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Period - From 

25/02/2025
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 to 

24/02/2026
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 Source 

Property Data
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### 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	4/6 Birdwood St PARKDALE 3195	\$830,000	31/01/2026
2	2/25 Imes St PARKDALE 3195	\$810,000	12/12/2025
3	2/86 Mcdonald St MORDIALLOC 3195	\$850,000	09/12/2025

**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: 

25/02/2026 15:34
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3 1 1

**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median Unit Price**  
25/02/2025 - 24/02/2026: \$825,000

## Comparable Properties



**4/6 Birdwood St PARKDALE 3195 (REI)**

Agent Comments

2 1 1

**Price:** \$830,000  
**Method:** Sold Before Auction  
**Date:** 31/01/2026  
**Property Type:** Unit



**2/25 Imes St PARKDALE 3195 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 12/12/2025  
**Property Type:** Townhouse (Single)



**2/86 McDonald St MORDIALLOC 3195 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$850,000  
**Method:** Sold Before Auction  
**Date:** 09/12/2025  
**Property Type:** Unit

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