

## 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

2/110 LOWER DANDENONG ROAD PARKDALE VIC 3195

### Indicative selling price

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

Single Price

\$945,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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

3 SILVERBANKS GROVE MENTONE VIC 3194	\$970,000	18-Nov-25
2/46 BALCOMBE ROAD MENTONE VIC 3194	\$990,000	11-Sep-25
116 OAK AVENUE MENTONE VIC 3194	\$980,000	19-Dec-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: 17 February 2026



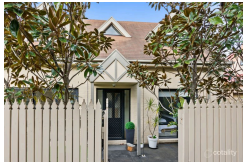
Robert Pullia  
P 0395833246  
M 0407323423  
E robert.pullia@belleproperty.com



**3 SILVERBANKS GROVE MENTONE VIC 3194** Sold Price **\$970,000** Sold Date **18-Nov-25**

3 2 2

Distance **1km**



**2/46 BALCOMBE ROAD MENTONE VIC 3194** Sold Price **\$990,000** Sold Date **11-Sep-25**

3 2 2

Distance **1.58km**



**116 OAK AVENUE MENTONE VIC 3194** Sold Price **\$980,000** Sold Date **19-Dec-25**

3 2 2

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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