

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

7/28 Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$673,500 Property Type Unit Suburb Parkdale

Period - From 06/11/2024 to 05/11/2025 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	6/46 Plummer Rd MENTONE 3194	\$590,000	23/09/2025
2	10/11 Florence St MENTONE 3194	\$575,000	04/07/2025
3	2/12 Warrigal Rd PARKDALE 3195	\$565,000	27/06/2025

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: 06/11/2025 16:27



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

06/11/2024 - 05/11/2025: \$673,500

Comparable Properties



6/46 Plummer Rd MENTONE 3194 (REI)

Agent Comments

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Price: \$590,000

Method: Private Sale

Date: 23/09/2025

Property Type: Apartment

Land Size: 171 sqm approx



10/11 Florence St MENTONE 3194 (REI)

Agent Comments

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Price: \$575,000

Method: Private Sale

Date: 04/07/2025

Property Type: Unit



2/12 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments

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Price: \$565,000

Method: Private Sale

Date: 27/06/2025

Property Type: Apartment

Account - Hodges