

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/168 LOWER DANDENONG ROAD, PARKDALE, VIC 3195

Indicative selling price

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

Single price

or range between

\$680,000

&

\$730,000

Median sale price

Median price

\$745,500

Property Type

Unit

Suburb

PARKDALE

Period - From

July 2025

to

June 2026

Source

REA

Comparable property sales

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
2/17 OLIVE GROVE, MENTONE, VIC 3194	\$745,000	30 May 2026
5/87 NEPEAN HIGHWAY MENTONE, VIC 3194	\$682,500	18 Feb 2026
9/87 NEPEAN HIGHWAY, MENTONE, VIC 3194	\$677,000	28 Mar 2026

This Statement of Information was prepared on:

20/07/2026