

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

1/11 Bay Street, Parkdale VIC 3195

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,467,500

Property Type

Other

Suburb

Parkdale

Period - From

23/11/2024

to

22/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Alfred Street Aspendale VIC 3195	\$1,250,000	27/02/2025
7/4 Eurythmic Street Mordialloc VIC 3195	\$1,200,000	23/12/2024
4/11 Epsom Road Mordialloc VIC 3195	\$1,285,000	03/01/2025

This Statement of Information was prepared on:

23/05/2025