

## 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

1/159 WARREN 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Apr 2025

to

31 Mar 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 69 PARKERS ROAD PARKDALE VIC 3195       | \$1,040,000 | 20-Dec-25 |
| 4/5 POTTS STREET PARKDALE VIC 3195      | \$1,010,000 | 18-Mar-26 |
| 3/12 WARATAH AVENUE MORDIALLOC VIC 3195 | \$1,000,000 | 30-Mar-26 |

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: 08 April 2026



**69 PARKERS ROAD PARKDALE VIC 3195** Sold Price **\$1,040,000** Sold Date **20-Dec-25**

 3  1  2

Distance **1.76km**



**4/5 POTTS STREET PARKDALE VIC 3195** Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **18-Mar-26**

 3  2  2

Distance **1.9km**



**3/12 WARATAH AVENUE MORDIALLOC VIC 3195** Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **30-Mar-26**

 3  2  2

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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