

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

4/384 NEPEAN HIGHWAY PARKDALE VIC 3195

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Mar 2025

to

28 Feb 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

4/1 LONG STREET MENTONE VIC 3194	\$720,000	09-Dec-25
3/14 STATION STREET MENTONE VIC 3194	\$745,000	09-Dec-25
3/80A ALBERT STREET MORDIALLOC VIC 3195	\$797,000	08-Nov-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: 19 March 2026



4/1 LONG STREET MENTONE VIC 3194

 2
  2
  1

Sold Price

\$720,000

Sold Date **09-Dec-25**

Distance **0.99km**



3/14 STATION STREET MENTONE VIC 3194

 2
  1
  1

Sold Price

\$745,000

Sold Date **09-Dec-25**

Distance **1.78km**



3/80A ALBERT STREET MORDIALLOC VIC 3195

 2
  2
  1

Sold Price

\$797,000

Sold Date **08-Nov-25**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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