

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 6/384 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$1,270,000 Property Type Townhouse Suburb Parkdale

Period - From 05/06/2025 to 04/06/2026 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	4/384 Nepean Hwy PARKDALE 3195	\$782,000	27/04/2026
2	2/104 Chute St MORDIALLOC 3195	\$800,000	14/03/2026
3	11/28-30 Olive Gr PARKDALE 3195	\$716,000	26/02/2026

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: 05/06/2026 11:56



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Townhouse Price
05/06/2025 - 04/06/2026: \$1,270,000

Comparable Properties



4/384 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments



Price: \$782,000
Method: Sold Before Auction
Date: 27/04/2026
Property Type: Townhouse (Res)



2/104 Chute St MORDIALLOC 3195 (REI/VG)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit
Land Size: 151 sqm approx



11/28-30 Olive Gr PARKDALE 3195 (REI)

Agent Comments



Price: \$716,000
Method: Private Sale
Date: 26/02/2026
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500



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