

# 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

2/174 Beach 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)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$823,750 Property Type Unit Suburb Parkdale

Period - From 09/07/2025 to 08/07/2026 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	20/4 Gipps Av MORDIALLOC 3195	\$717,000	27/06/2026
2	14/18 Warrigal Rd PARKDALE 3195	\$675,000	23/04/2026
3	14/12 Warrigal Rd PARKDALE 3195	\$700,000	18/03/2026

**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:

09/07/2026 16:06



 2      

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$660,000 - \$720,000

**Median Unit Price**

09/07/2025 - 08/07/2026: \$823,750

## Comparable Properties



**20/4 Gipps Av MORDIALLOC 3195 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$717,000

**Method:** Auction Sale

**Date:** 27/06/2026

**Property Type:** Unit

**14/18 Warrigal Rd PARKDALE 3195 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 23/04/2026

**Property Type:** Unit



**14/12 Warrigal Rd PARKDALE 3195 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 18/03/2026

**Property Type:** Unit

**Account - Barry Plant | P: 03 9586 0500**



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