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 $700,000 & $770,000

Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Parkdale

Period - From 17/08/2025 to 16/08/2026 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	12/438 Nepean Hwy PARKDALE 3195	$725,000	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: 17/08/2026 11:57

6/384 Nepean Highway, Parkdale Vic 3195



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
17/08/2025 - 16/08/2026: $1,300,000

Comparable Properties



4/384 Nepean Hwy PARKDALE 3195 (REI/VG)

2 2 1

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

Agent Comments



12/438 Nepean Hwy PARKDALE 3195 (VG)

2 - -

Price: $725,000
Method: Sale
Date: 14/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

2 1 2

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

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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