

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

256 Nepean Highway, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,627,007

Property Type House

Suburb Parkdale

Period - From 28/09/2025

to

27/09/2026

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	146 Warrigal Rd MENTONE 3194	\$1,210,000	22/06/2026
2	290 Nepean Hwy PARKDALE 3195	\$1,250,000	12/06/2026
3	348 Nepean Hwy PARKDALE 3195	\$1,172,000	05/06/2026

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:

28/09/2026 18:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
28/09/2025 - 27/09/2026: \$1,627,007

Comparable Properties



146 Warrigal Rd MENTONE 3194 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 22/06/2026
Property Type: House
Land Size: 810 sqm approx



290 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 604 sqm approx



348 Nepean Hwy PARKDALE 3195 (REI)

Agent Comments



Price: \$1,172,000
Method: Private Sale
Date: 05/06/2026
Property Type: House
Land Size: 594 sqm approx