

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

5/3-17 TAYLOR STREET 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jul 2025

to

30 Jun 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 HASKINGS LANE MENTONE VIC 3194	\$860,000	24-Jun-26
1/38 RIVIERA STREET MENTONE VIC 3194	\$875,000	12-May-26
1/34 MACGREGOR STREET PARKDALE VIC 3195	\$900,000	21-Mar-26

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: 08 July 2026


4 HASKINGS LANE MENTONE VIC 3194

Sold Price

^{RS} **\$860,000**

 Sold Date **24-Jun-26**
 2
  1
  1

 Distance **1.13km**

1/38 RIVIERA STREET MENTONE VIC 3194

Sold Price

^{RS} **\$875,000**

 Sold Date **12-May-26**
 2
  1
  2

 Distance **1.09km**

1/34 MACGREGOR STREET PARKDALE VIC 3195

Sold Price

^{RS} **\$900,000**

 Sold Date **21-Mar-26**
 2
  1
  1

 Distance **0.8km**
RS = Recent sale

UN = Undisclosed Sale

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