

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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Aug 2025

to

31 Jul 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

4/410 NEPEAN HIGHWAY PARKDALE VIC 3195	\$780,000	25-Feb-26
3/100-102 WARRIGAL ROAD PARKDALE VIC 3195	\$820,000	30-Jun-26
16/32 MENTONE PARADE MENTONE VIC 3194	\$850,000	20-Feb-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.~~

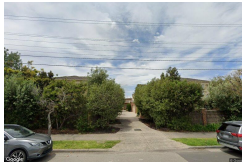
This Statement of Information was prepared on: 12 August 2026


**4/410 NEPEAN HIGHWAY
PARKDALE VIC 3195**

 2
  1
  1

Sold Price **\$780,000** Sold Date **25-Feb-26**

Distance **1km**


**3/100-102 WARRIGAL ROAD
PARKDALE VIC 3195**

 2
  2
  1

Sold Price ^{RS} **\$820,000** Sold Date **30-Jun-26**

Distance **0.79km**


**16/32 MENTONE PARADE
MENTONE VIC 3194**

 2
  1
  1

Sold Price **\$850,000** Sold Date **20-Feb-26**

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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