

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

15/3-17 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,500

Property type

Unit

Suburb

Parkdale

Period-from

01 Sep 2025

to

31 Aug 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

4/1 ASHMORE AVENUE MORDIALLOC VIC 3195	\$735,000	08-Jul-26
2/17 OLIVE GROVE MENTONE VIC 3194	\$745,000	30-May-26
2/31 ROSELLA ROAD PARKDALE VIC 3195	\$755,000	17-Jun-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: 30 September 2026


**4/1 ASHMORE AVENUE
MORDIALLOC VIC 3195**

 2
  1
  1

Sold Price **\$735,000** Sold Date **08-Jul-26**

Distance **1.65km**


**2/17 OLIVE GROVE MENTONE VIC
3194**

 2
  1
  1

Sold Price **\$745,000** Sold Date **30-May-26**

Distance **0.27km**


**2/31 ROSELLA ROAD PARKDALE
VIC 3195**

 2
  1
  1

Sold Price **\$755,000** Sold Date **17-Jun-26**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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