

# 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 2/84 Lower Dandenong Road, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$699,000

### Median sale price

Median price \$894,000

Property Type Unit

Suburb Parkdale

Period - From 01/04/2025

to 31/03/2026

Source REIV

### 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	9/87 Nepean Hwy MENTONE 3194	\$677,000	28/03/2026
2	14/12 Warrigal Rd PARKDALE 3195	\$700,000	18/03/2026
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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:

13/04/2026 12:21



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$699,000  
**Median Unit Price**  
Year ending March 2026: \$894,000

## Comparable Properties



**9/87 Nepean Hwy MENTONE 3194 (REI)**

Agent Comments



**Price:** \$677,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** Unit



**14/12 Warrigal Rd PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2026  
**Property Type:** Unit

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.

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