

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

5/17 MAC CRESCENT 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Aug 2024

to

31 Jul 2025

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

4/16 MCDONALD STREET MORDIALLOC VIC 3195	\$415,000	26-Jul-25
4/4 GENOA STREET PARKDALE VIC 3195	\$490,000	30-May-25
1/15 LEVANTO STREET MENTONE VIC 3194	\$436,000	07-May-25

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: 25 August 2025

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**4/16 MCDONALD STREET
MORDIALLOC VIC 3195**

 1  1  1

Sold Price ^{RS} **\$415,000** Sold Date **26-Jul-25**

Distance **0.9km**



**4/4 GENOA STREET PARKDALE
VIC 3195**

 1  1  1

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **30-May-25**

Distance **1.4km**



**1/15 LEVANTO STREET MENTONE
VIC 3194**

 -  1  1

Sold Price **\$436,000** Sold Date **07-May-25**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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