

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

6/134-136 LOWER DANDENONG ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Oct 2024

to

30 Sep 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

7/34 OLIVE GROVE PARKDALE VIC 3195	\$577,000	21-Aug-25
26/23-25 OLIVE GROVE MENTONE VIC 3194	\$515,000	07-May-25
3/15 LEVANTO STREET MENTONE VIC 3194	\$530,000	30-Apr-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: 21 October 2025



7/34 OLIVE GROVE PARKDALE VIC 3195 Sold Price ^{RS} **\$577,000** ^{UN} Sold Date **21-Aug-25**

2 1 1

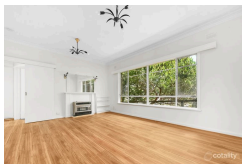
Distance **0.72km**



26/23-25 OLIVE GROVE MENTONE VIC 3194 Sold Price **\$515,000** Sold Date **07-May-25**

2 1 1

Distance **0.8km**



3/15 LEVANTO STREET MENTONE VIC 3194 Sold Price **\$530,000** Sold Date **30-Apr-25**

2 1 1

Distance **1.24km**

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

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