

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

4/4 GENOA 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

\$499,000

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

13/81 WARRIGAL ROAD MENTONE VIC 3194	\$445,000	29-Jul-25
6/30 LATROBE STREET MENTONE VIC 3194	\$491,000	29-Mar-25
8/2B LATROBE STREET MENTONE VIC 3194	\$482,500	12-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: 29 August 2025

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**13/81 WARRIGAL ROAD MENTONE
VIC 3194**

 1  1  1

Sold Price

\$445,000

Sold Date

29-Jul-25

Distance

1.29km



**6/30 LATROBE STREET MENTONE
VIC 3194**

 1  1  1

Sold Price

\$491,000

Sold Date

29-Mar-25

Distance

2.47km



**8/2B LATROBE STREET MENTONE
VIC 3194**

 1  1  1

Sold Price

\$482,500

Sold Date

12-Apr-25

Distance

2.65km

RS = Recent sale

UN = Undisclosed Sale

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