

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

207/135 LOWER DANDENONG ROAD MENTONE VIC 3194

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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2025

to

28 Feb 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

6/134-136 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$570,000	06-Nov-25
7/32 OLIVE GROVE PARKDALE VIC 3195	\$480,000	19-Feb-26
4/87 COMO PARADE EAST PARKDALE VIC 3195	\$535,000	20-Feb-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: 05 March 2026



6/134-136 LOWER DANDENONG ROAD PARKDALE VIC 3195

Sold Price **\$570,000** Sold Date **06-Nov-25**

2 1 1

Distance **0.22km**



7/32 OLIVE GROVE PARKDALE VIC 3195

Sold Price ^{RS} **\$480,000** Sold Date **19-Feb-26**

2 1 1

Distance **0.52km**



4/87 COMO PARADE EAST PARKDALE VIC 3195

Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **20-Feb-26**

2 1 1

Distance **1.29km**

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

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