

# 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

21a Imes Street, Parkdale Vic 3195

### Indicative selling price

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

Range between \$1,300,000

&

\$1,390,000

### Median sale price

Median price \$1,472,500

Property Type House

Suburb Parkdale

Period - From 04/02/2024

to 03/02/2025

Source Property Data

### 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	6 Felicia St MORDIALLOC 3195	\$1,380,000	12/12/2024
2	4 Eva St PARKDALE 3195	\$1,345,000	15/11/2024
3	10 Edith St MORDIALLOC 3195	\$1,312,500	26/10/2024

**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:

04/02/2025 09:31



4   2   2

**Property Type:** House  
**Land Size:** 346 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,390,000  
**Median House Price**  
04/02/2024 - 03/02/2025: \$1,472,500

## Comparable Properties



**6 Felicia St MORDIALLOC 3195 (REI)**

**Agent Comments**

4   2   3

**Price:** \$1,380,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2024  
**Property Type:** House (Res)



**4 Eva St PARKDALE 3195 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,345,000  
**Method:** Private Sale  
**Date:** 15/11/2024  
**Property Type:** House



**10 Edith St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,312,500  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 238 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216