

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

1/19 LABURNUM 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

or range
between

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

6/12 MONACO STREET PARKDALE VIC 3195	\$1,050,000	18-Mar-25
2/5 BOOTH STREET PARKDALE VIC 3195	\$1,100,000	28-Mar-25
3/257 COMO PARADE EAST PARKDALE VIC 3195	\$975,000	28-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 July 2025



**6/12 MONACO STREET PARKDALE
VIC 3195**

3 2 2

Sold Price

\$1,050,000

Sold Date

18-Mar-25

Distance

0.57km



**2/5 BOOTH STREET PARKDALE
VIC 3195**

3 2 1

Sold Price

\$1,100,000

Sold Date

28-Mar-25

Distance

0.37km



**3/257 COMO PARADE EAST
PARKDALE VIC 3195**

3 2 1

Sold Price

\$975,000

Sold Date

28-Apr-25

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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