Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	131a Parkers Road, Parkdale Vic 3195
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,350,000	&	\$1,450,000
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Median sale price

Median price \$1,590,000	Pro	pperty Type Ho	ouse	Suburk	Parkdale
Period - From 01/04/2025	to	30/06/2025	Sou	rce REIV	

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	2/2 Keith St PARKDALE 3195	\$1,385,000	13/09/2025
2	18a Fifth St PARKDALE 3195	\$1,452,000	29/05/2025
3	171c Como Pde.E PARKDALE 3195	\$1,375,000	05/04/2025

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:	02/10/2025 11:13









Rooms: 8

Property Type: House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** June quarter 2025: \$1,590,000

Comparable Properties



2/2 Keith St PARKDALE 3195 (REI)

Price: \$1,385,000 Method: Private Sale Date: 13/09/2025

Property Type: Townhouse (Single)

Agent Comments



18a Fifth St PARKDALE 3195 (REI/VG)

Agent Comments

Price: \$1,452,000

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Method: Sold Before Auction

Date: 29/05/2025

Property Type: Townhouse (Res) Land Size: 348 sqm approx

171c Como Pde.E PARKDALE 3195 (REI)

Price: \$1,375,000 Method: Auction Sale Date: 05/04/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



