

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

131a Parkers Road, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb Parkdale

Period - From 01/04/2025

to

30/06/2025

Source 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



 3
  3
  1

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)

 4
  3
  3

Price: \$1,385,000
Method: Private Sale
Date: 13/09/2025
Property Type: Townhouse (Single)

Agent Comments



18a Fifth St PARKDALE 3195 (REI/VG)

 3
  2
  2

Price: \$1,452,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: Townhouse (Res)
Land Size: 348 sqm approx

Agent Comments



171c Como Pde.E PARKDALE 3195 (REI)

 3
  2
  2

Price: \$1,375,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)

Agent Comments

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