

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

18a Fifth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,223,250

Property Type Townhouse

Suburb Parkdale

Period - From 03/05/2024

to

02/05/2025

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.

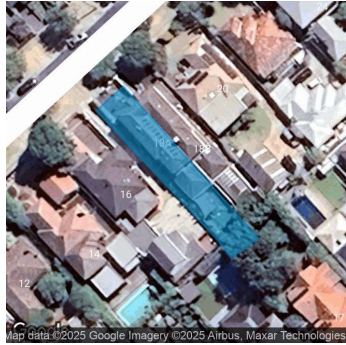
	Address of comparable property	Price	Date of sale
1	1/33 Parkers Rd PARKDALE 3195	\$1,300,000	06/03/2025
2	1/10 Olive Gr PARKDALE 3195	\$1,305,000	24/02/2025
3	11 Eurythmic St MORDIALLOC 3195	\$1,320,000	03/01/2025

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:

03/05/2025 13:38



 3
  2.5
  2

Property Type: Townhouse (Single)

Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

03/05/2024 - 02/05/2025: \$1,223,250

Comparable Properties



1/33 Parkers Rd PARKDALE 3195 (REI)

Agent Comments

 3
  2
  2

Price: \$1,300,000

Method: Private Sale

Date: 06/03/2025

Property Type: Townhouse (Single)



1/10 Olive Gr PARKDALE 3195 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$1,305,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: Townhouse (Res)

Land Size: 173 sqm approx



11 Eurythmic St MORDIALLOC 3195 (REI)

Agent Comments

 3
  2
  1

Price: \$1,320,000

Method: Private Sale

Date: 03/01/2025

Property Type: Townhouse (Single)

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