

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

2/5 ISABELLA 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2/410 NEPEAN HIGHWAY PARKDALE VIC 3195	\$800,000	21-Jun-25
4/2A LABURNUM STREET PARKDALE VIC 3195	\$767,500	08-Aug-25
3/33 PARKERS ROAD PARKDALE VIC 3195	\$925,000	05-Jul-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: 10 November 2025



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**2/410 NEPEAN HIGHWAY
PARKDALE VIC 3195**

2 1 2

Sold Price **\$800,000** Sold Date **21-Jun-25**

Distance **0.37km**



**4/2A LABURNUM STREET
PARKDALE VIC 3195**

2 1 1

Sold Price **\$767,500** Sold Date **08-Aug-25**

Distance **0.28km**



**3/33 PARKERS ROAD PARKDALE
VIC 3195**

2 1 1

Sold Price **\$925,000** Sold Date **05-Jul-25**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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