

# 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

2/9 Elm Grove, Parkdale VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,340,000

### Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Parkdale

Period - From

06/04/2025

to

05/10/2025

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property      | Price       | Date of sale |
|-------------------------------------|-------------|--------------|
| 2/11 Royal Parade Parkdale VIC 3195 | \$1,450,000 | 07/05/2025   |
|                                     |             |              |
|                                     |             |              |

This Statement of Information was prepared on:

07/10/2025

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.