

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 Fourth Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,770,000

Property Type House

Suburb Parkdale

Period - From 01/01/2025

to

31/03/2025

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	11 Mckay St PARKDALE 3195	\$1,825,000	29/03/2025
2	24 Elm Gr PARKDALE 3195	\$1,770,000	29/03/2025
3	10 Second St PARKDALE 3195	\$1,800,000	22/02/2025

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:

05/05/2025 17:47



3 2 6+

Property Type: House
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
March quarter 2025: \$1,770,000

Comparable Properties



11 McKay St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,825,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 656 sqm approx



24 Elm Gr PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,770,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 661 sqm approx



10 Second St PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 558 sqm approx

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