

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

3/10 Olive Grove, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,320,000

Property Type Townhouse

Suburb Parkdale

Period - From 11/11/2024

to

10/11/2025

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	107d Collins St MENTONE 3194	\$1,130,000	18/10/2025
2	2/8 Clare St PARKDALE 3195	\$1,111,000	02/10/2025
3	1/19 Laburnum St PARKDALE 3195	\$1,130,000	16/08/2025

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:

11/11/2025 11:28

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

11/11/2024 - 10/11/2025: \$1,320,000



3 2 2

Rooms: 5

Property Type: Townhouse

Comparable Properties



107d Collins St MENTONE 3194 (REI)

3 2 2

Price: \$1,130,000

Method: Private Sale

Date: 18/10/2025

Property Type: Townhouse (Res)

Agent Comments



2/8 Clare St PARKDALE 3195 (REI)

3 2 2

Price: \$1,111,000

Method: Private Sale

Date: 02/10/2025

Property Type: Townhouse (Single)

Agent Comments



1/19 Laburnum St PARKDALE 3195 (REI)

3 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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