

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: 5/31 Parkers Road Parkdale VIC 3195

<u>Indicative selling price</u>

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

<u>Price range</u> \$830,000 to \$890,000

Median sale price

Median Price: \$1,027,500

Property Type: Unit

Suburb: Parkdale VIC 3195

Period From: July 2025 to September 2025

Source: REIV

Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 7/25 Ti-Tree Grove Parkdale | \$867,000 | 22/11/2025 |

This Statement of Information was prepared on: 27th November 2025

