

Harcourts Rowville

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**

Indicative selling price

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

Price range **\$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**