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	2/5 ISABELLA STREET PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Parkdale
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
2/410 NEPEAN HIGHWAY PARKDALE VIC 3195	$800,000	21-Jun-25
4/2A LABURNUM STREET PARKDALE VIC 3195	$767,500	08-Aug-25
3/33 PARKERS ROAD PARKDALE VIC 3195	$925,000	05-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 10 November 2025

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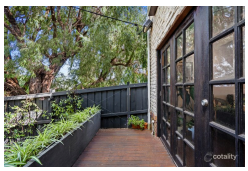


2/410 NEPEAN HIGHWAY PARKDALE VIC 3195

2 1 2

Sold Price **$800,000** Sold Date **21-Jun-25**

Distance **0.37km**



4/2A LABURNUM STREET PARKDALE VIC 3195

2 1 1

Sold Price **$767,500** Sold Date **08-Aug-25**

Distance **0.28km**



3/33 PARKERS ROAD PARKDALE VIC 3195

2 1 1

Sold Price **$925,000** Sold Date **05-Jul-25**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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