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	1/34 Macgregor Street, Parkdale VIC 3195

Indicative selling price

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

Single price	$929,000

Median sale price

Median price	$810,000	Property Type	Unit	Suburb	Parkdale
Period - From	12/09/2025	to	11/03/2026	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/3 Clare Street Parkdale VIC 3195	$960,000	28/02/2026
2/4B Delville Avenue Mentone VIC 3194	$935,000	29/11/2025
33 Blackwood Avenue Mentone VIC 3194	$961,000	13/09/2025

This Statement of Information was prepared on: 12/03/2026