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 Lawborough Avenue, Parkdale VIC 3195

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,590,000 Property Type House Suburb Parkdale

Period - From 07/10/2025 to 06/04/2026 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
17 McKay Street Parkdale VIC 3195	$1,210,000	25/10/2025
9 Ivy Street Parkdale VIC 3195	$1,280,000	23/03/2026
2 Gainsborough Road Mentone VIC 3194	$1,240,000	07/11/2025

This Statement of Information was prepared on: 07/04/2026