Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/2 THOMSON RISE 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$806,500	Property type	Unit	Suburb	Parkdale
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/71 BARKLY STREET MORDIALLOC VIC 3195	$695,000	23-Apr-26
14/12 WARRIGAL ROAD PARKDALE VIC 3195	$700,000	19-Mar-26
7/122 BEACH ROAD PARKDALE VIC 3195	$620,000	30-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 June 2026

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1/71 BARKLY STREET MORDIALLOC VIC 3195

2 1 1

Sold Price RS **$695,000** Sold Date **23-Apr-26**

Distance **0.88km**



14/12 WARRIGAL ROAD PARKDALE VIC 3195

2 1 1

Sold Price RS **$700,000** Sold Date **19-Mar-26**

Distance **-**



7/122 BEACH ROAD PARKDALE VIC 3195

2 1 1

Sold Price **$620,000** Sold Date **30-Mar-26**

Distance **0.94km**

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

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