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	2b Warrigal Road, Parkdale Vic 3195

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,510,000 Property Type House Suburb Parkdale

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	61 Rennison St PARKDALE 3195	$1,465,000	01/06/2024
2	2a Stewart Av PARKDALE 3195	$1,360,000	08/05/2024
3	5a Monaco St PARKDALE 3195	$1,550,000	29/04/2024

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 six months.~~

This Statement of Information was prepared on: 19/08/2024 16:24

2b Warrigal Road, Parkdale Vic 3195

Aidan Oke
9583 9811
0430 137 587
aidano@buxton.com.au



3 2 4

Property Type: Townhouse
Land Size: 435 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2024: $1,510,000

Comparable Properties



61 Rennison St PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,465,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 388 sqm approx

Agent Comments



2a Stewart Av PARKDALE 3195 (REI/VG)

3 2 1

Price: $1,360,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments



5a Monaco St PARKDALE 3195 (REI)

3 2 3

Price: $1,550,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 501 sqm approx

Agent Comments

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