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	4 Queen Street, Parkdale VIC 3195

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,472,500 Property Type House Suburb Parkdale

Period - From 14/10/2024 to 13/04/2025 Source core_logic

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
34 Naples Road Mentone VIC 3194	$2,475,000	22/01/2025
34 Mundy Street Mentone VIC 3194	$2,450,000	16/11/2024
43 McIndoe Parade Parkdale VIC 3195	$2,260,000	09/11/2024

This Statement of Information was prepared on: 14/04/2025