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	52 Mcswain Street, Parkdale Vic 3195

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,232,250 Property Type Townhouse Suburb Parkdale

Period - From 05/06/2024 to 04/06/2025 Source Property Data

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	2/108 Chute St MORDIALLOC 3195	$1,165,000	08/03/2025
2	1a Albenca St MENTONE 3194	$1,195,000	01/02/2025
3	7/4 Eurythmic St MORDIALLOC 3195	$1,200,000	10/01/2025

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: 05/06/2025 11:28

52 Mcswain Street, Parkdale Vic 3195



3

Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
05/06/2024 - 04/06/2025: $1,232,250

Comparable Properties



2/108 Chute St MORDIALLOC 3195 (REI)

3 2 2

Price: $1,165,000
Method: Auction Sale
Date: 08/03/2025
Property Type: Townhouse (Single)

Agent Comments



1a Albenca St MENTONE 3194 (REI/VG)

3 2 3

Price: $1,195,000
Method: Private Sale
Date: 01/02/2025
Property Type: Townhouse (Single)

Agent Comments



7/4 Eurythmic St MORDIALLOC 3195 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 10/01/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig

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