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	58 Parkers Road, Parkdale Vic 3195

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,238,000 Property Type Townhouse Suburb Parkdale

Period - From 10/06/2024 to 09/06/2025 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	42a Edmond St PARKDALE 3195	$1,660,000	29/03/2025
2	2/10 Isabella St PARKDALE 3195	$1,714,000	22/03/2025
3	1a Stawell St MENTONE 3194	$1,750,000	04/02/2025

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: 10/06/2025 16:06

58 Parkers Road, Parkdale Vic 3195



4 2 2

Property Type: House (Res)
Land Size: 873 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median Townhouse Price
10/06/2024 - 09/06/2025: $1,238,000

Comparable Properties



42a Edmond St PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,660,000
Method: Private Sale
Date: 29/03/2025
Property Type: Townhouse (Res)
Land Size: 318 sqm approx

Agent Comments



2/10 Isabella St PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,714,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

Agent Comments



1a Stawell St MENTONE 3194 (REI/VG)

4 3 2

Price: $1,750,000
Method: Private Sale
Date: 04/02/2025
Property Type: Townhouse (Single)
Land Size: 391 sqm approx

Agent Comments

Account - Jellis Craig

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