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	35 Mcswain Street, Parkdale Vic 3195

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,540,000 Property Type House Suburb Parkdale

Period - From 01/07/2024 to 30/06/2025 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	9 Mac Cr PARKDALE 3195	$1,390,000	15/08/2025
2	11 Edmond St PARKDALE 3195	$1,370,000	09/08/2025
3	27 Olive Gr MENTONE 3194	$1,340,000	12/04/2025

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: 22/08/2025 16:28

35 Mcswain Street, Parkdale Vic 3195



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
Year ending June 2025: $1,540,000

Comparable Properties



9 Mac Cr PARKDALE 3195 (REI)

3 2 3

Price: $1,390,000
Method: Sold Before Auction
Date: 15/08/2025
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments



11 Edmond St PARKDALE 3195 (REI)

3 2 2

Price: $1,370,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



27 Olive Gr MENTONE 3194 (REI/VG)

3 2 2

Price: $1,340,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments

Account - Jellis Craig Mentone & Chelsea

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