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	44B Second Street, Parkdale Vic 3195

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,590,000 Property Type House Suburb Parkdale

Period - From 01/04/2025 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	1a Rivoli St MENTONE 3194	$1,855,000	02/08/2025
2	6b Eighth St PARKDALE 3195	$1,865,000	28/05/2025
3			

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: 09/09/2025 10:02

44B Second Street, Parkdale Vic 3195

JellisCraig



4 3 4

Property Type: Townhouse

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
June quarter 2025: $1,590,000

Comparable Properties



1a Rivoli St MENTONE 3194 (REI)

4 2 2

Price: $1,855,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)

Agent Comments



6b Eighth St PARKDALE 3195 (REI/VG)

4 3 2

Price: $1,865,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)
Land Size: 350 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata .com.au

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