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	2 Seventh Street, Parkdale VIC 3195

Indicative selling price

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

Single price	$2,250,000

Median sale price

Median price	$1,490,000	Property Type	House	Suburb	Parkdale
Period - From	27/04/2025	to	26/10/2025	Source	Cotality™

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
22 McIndoe Parade Parkdale VIC 3195	$2,203,000	27/09/2025
46 Sixth Street Parkdale VIC 3195	$2,230,000	20/08/2025
4 Queen Street Parkdale VIC 3195	$2,400,000	10/05/2025

This Statement of Information was prepared on: 27/10/2025