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	38a Second Street, Parkdale Vic 3195

Indicative selling price

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

Single price $2,200,000

Median sale price

Median price $1,600,000 Property Type House Suburb Parkdale

Period - From 29/11/2024 to 28/11/2025 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	3a Fifth St PARKDALE 3195	$2,250,000	29/10/2025
2			
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: 29/11/2025 09:18

38a Second Street, Parkdale Vic 3195



Property Type:
Agent Comments

Indicative Selling Price
$2,200,000
Median House Price
29/11/2024 - 28/11/2025: $1,600,000

Comparable Properties

3a Fifth St PARKDALE 3195 (REI)

4 3 2

Agent Comments

Price: $2,250,000
Method:
Date: 29/10/2025
Property Type: House

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 - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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