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	131a Parkers Road, Parkdale Vic 3195

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,612,500 Property Type House Suburb Parkdale

Period - From 08/12/2024 to 07/12/2025 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	29a Como Pde.E MENTONE 3194	$1,250,000	20/11/2025
2	1/50 Parkers Rd PARKDALE 3195	$1,270,000	20/09/2025
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: 08/12/2025 16:40

131a Parkers Road, Parkdale Vic 3195



3 3 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
08/12/2024 - 07/12/2025: $1,612,500

Comparable Properties



29a Como Pde.E MENTONE 3194 (REI)

3 2 2

Price: $1,250,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Single)

Agent Comments



1/50 Parkers Rd PARKDALE 3195 (REI)

3 2 2

Price: $1,270,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

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 - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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