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	3/10 Olive Grove, Parkdale Vic 3195

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Parkdale

Period - From 11/11/2024 to 10/11/2025 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	107d Collins St MENTONE 3194	$1,130,000	18/10/2025
2	2/8 Clare St PARKDALE 3195	$1,111,000	02/10/2025
3	1/19 Laburnum St PARKDALE 3195	$1,130,000	16/08/2025

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: 11/11/2025 11:28

3/10 Olive Grove, Parkdale Vic 3195

JellisCraig

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3 2 2

Rooms: 5
Property Type: Townhouse

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
11/11/2024 - 10/11/2025: $1,320,000

Comparable Properties



107d Collins St MENTONE 3194 (REI)

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/8 Clare St PARKDALE 3195 (REI)

3 2 2

Price: $1,111,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Single)

Agent Comments



1/19 Laburnum St PARKDALE 3195 (REI)

3 2 2

Price: $1,130,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

Agent Comments

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