#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

3/81 Como Parade East, Parkdale Vic 3195

#### Indicative selling price

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

Range between \$700,000	&	\$750,000
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#### Median sale price

Median price	\$847,600	Pro	perty Type	Unit		Suburb	Parkdale
Period - From	01/10/2024	to	30/09/2025		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

	aress of comparable property	1 1100	Date of Sale
1	7/51-53 Como Pde.E PARKDALE 3195	\$695,000	04/10/2025
2	10/34 Florence St MENTONE 3194	\$715,000	02/07/2025
3	3/34 Venice St MENTONE 3194	\$705,000	05/06/2025

#### 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:	10/10/2025 09:57



Date of sale

## Ray White...





**Property Type:** Unit Agent Comments

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price Year ending September 2025: \$847,600

### Comparable Properties



7/51-53 Como Pde.E PARKDALE 3195 (REI)

**=** 2

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**6** 

1

Price: \$695,000 Method: Auction Sale Date: 04/10/2025 Property Type: Unit Agent Comments



10/34 Florence St MENTONE 3194 (REI/VG)

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2



**6** 

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Price: \$715,000

Method: Sold Before Auction

Date: 02/07/2025 Property Type: Unit **Agent Comments** 



3/34 Venice St MENTONE 3194 (REI/VG)

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2



1

Price: \$705,000

Method: Sold Before Auction

Date: 05/06/2025 Property Type: Unit

Land Size: 128 sqm approx

Agent Comments

Account - Ray White - The Bayside Group | P: 03 9584 8288 | F: 03 9271 8999





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