

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

3/81 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

Median sale price

Median price

\$847,600

Property 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	Price	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



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$695,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$715,000

Method: Sold Before Auction

Date: 02/07/2025

Property Type: Unit



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

Agent Comments

2
 1
 1

Price: \$705,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: Unit

Land Size: 128 sqm approx