

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

15b Ti-Tree Grove East, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Parkdale

Period - From 03/03/2025 to 02/03/2026 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	21b Rennison St PARKDALE 3195	\$1,820,000	28/02/2026
2	36b Plummer Rd MENTONE 3194	\$1,730,000	25/11/2025
3	1A Dickens St PARKDALE 3195	\$1,750,000	09/10/2025

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:

03/03/2026 17:11



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
03/03/2025 - 02/03/2026: \$1,300,000

Comparable Properties



21b Rennison St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,820,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 393 sqm approx



36b Plummer Rd MENTONE 3194 (REI)

Agent Comments



Price: \$1,730,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Res)
Land Size: 354 sqm approx



1A Dickens St PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: House (Res)
Land Size: 300 sqm approx

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