

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

2 Lawborough Avenue, Parkdale Vic 3195

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Parkdale

Period - From

01/01/2025

to

31/12/2025

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	51 Davey St PARKDALE 3195	\$1,350,000	30/01/2026
2	18 Hawke St PARKDALE 3195	\$1,340,000	18/10/2025
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:

03/03/2026 16:50



 3  2  2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2025: \$1,625,000

Comparable Properties



51 Davey St PARKDALE 3195 (REI)

Agent Comments

 3  1  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: House (Res)
Land Size: 665 sqm approx



18 Hawke St PARKDALE 3195 (REI/VG)

Agent Comments

 6  2  2

Price: \$1,340,000
Method: Sold Before Auction
Date: 18/10/2025
Property Type: House (Res)
Land Size: 678 sqm approx

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 - Buxton | P: 03 9583 9811 | F: 03 9584 6680