

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

3/16 The Corso, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,302,500 Property Type Townhouse Suburb Parkdale

Period - From 06/02/2025 to 05/02/2026 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	1/196 Beach Rd MORDIALLOC 3195	\$1,700,000	04/12/2025
2	36b Plummer Rd MENTONE 3194	\$1,730,000	25/11/2025
3	3A Mount View Av PARKDALE 3195	\$1,700,000	11/10/2025

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: 06/02/2026 12:30



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Property Type: Townhouse (Single)

Land Size: 210 sqm approx

[Agent Comments](#)

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median Townhouse Price
 06/02/2025 - 05/02/2026: \$1,302,500

Comparable Properties



1/196 Beach Rd MORDIALLOC 3195 (REI)

[Agent Comments](#)

 4
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  2

Price: \$1,700,000

Method: Private Sale

Date: 04/12/2025

Property Type: Townhouse (Single)

Land Size: 217 sqm approx



36b Plummer Rd MENTONE 3194 (REI)

[Agent Comments](#)

 3
  2
  2

Price: \$1,730,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Res)

Land Size: 354 sqm approx



3A Mount View Av PARKDALE 3195 (REI/VG)

[Agent Comments](#)

 4
  2
  1

Price: \$1,700,000

Method: Private Sale

Date: 11/10/2025

Property Type: House

Land Size: 361 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216