

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

10/3-17 TAYLOR STREET PARKDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/5 ISABELLA STREET PARKDALE VIC 3195	\$881,000	06-Dec-25
36C MELROSE STREET PARKDALE VIC 3195	\$900,000	14-Feb-26
1/3 CLARE STREET PARKDALE VIC 3195	\$960,000	28-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026


**1/5 ISABELLA STREET PARKDALE
VIC 3195**

Sold Price

\$881,000

 Sold Date **06-Dec-25**
 2  -  1

 Distance **0.66km**

**36C MELROSE STREET PARKDALE
VIC 3195**

Sold Price

^{RS} **\$900,000**

 Sold Date **14-Feb-26**
 3  1  1

 Distance **1.27km**

**1/3 CLARE STREET PARKDALE VIC
3195**

Sold Price

^{RS} **\$960,000** ^{UN}

 Sold Date **28-Feb-26**
 3  1  2

 Distance **1.17km**
RS = Recent sale

UN = Undisclosed Sale

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