

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

41a Herbert Street, Parkdale Vic 3195

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,645,000 Property Type House Suburb Parkdale

Period - From 01/10/2025 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	2/25 Bay St PARKDALE 3195	\$1,281,500	31/01/2026
2	19 Warrigal Rd MENTONE 3194	\$1,205,000	08/12/2025
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: 19/02/2026 15:14



 2
  1
  2

Property Type: House
Land Size: 469 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 December quarter 2025: \$1,645,000

Comparable Properties



2/25 Bay St PARKDALE 3195 (REI)

Agent Comments

 2
  2
  2

Price: \$1,281,500
Method: Sold Before Auction
Date: 31/01/2026
Property Type: Unit



19 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$1,205,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 385 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.

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