

# 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

11b Laburnum Street, Parkdale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,640,000 Property Type House Suburb Parkdale

Period - From 30/01/2025 to 29/01/2026 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	38a Second St PARKDALE 3195	\$2,100,000	03/12/2025
2	3a Fifth St PARKDALE 3195	\$2,250,000	29/10/2025
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: 30/01/2026 11:31



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
30/01/2025 - 29/01/2026: \$1,640,000

## Comparable Properties



**38a Second St PARKDALE 3195 (REI)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 440 sqm approx



**3a Fifth St PARKDALE 3195 (REI/VG)**

Agent Comments



**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 29/10/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 418 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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