

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 10/117 Como Parade East, Parkdale Vic 3195

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Parkdale

Period - From 21/01/2025 to 20/01/2026 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	4/14 Parkers Rd PARKDALE 3195	\$600,000	29/10/2025
2	6/46 Plummer Rd MENTONE 3194	\$590,000	23/09/2025
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: 21/01/2026 11:04

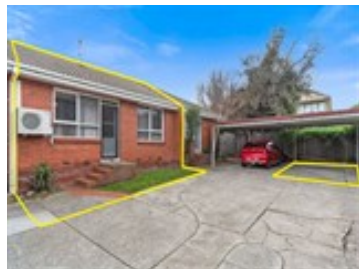


2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
21/01/2025 - 20/01/2026: \$700,000

Comparable Properties



4/14 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 29/10/2025
Property Type: Unit
Land Size: 95 sqm approx



6/46 Plummer Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment
Land Size: 171 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 - Hodges | P: 03 95846500 | F: 03 95848216