

# 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

3/39 Parkers Road, Parkdale VIC 3195

### Indicative selling price

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

Single price

\$795,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Parkdale

Period - From

23/08/2025

to

22/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
4/1 Long Street Mentone VIC 3194	\$720,000	09/12/2025
3/80A Albert Street Mordialloc VIC 3195	\$797,000	08/11/2025

This Statement of Information was prepared on:

23/02/2026