

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

101/131 PARKERS ROAD 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Parkdale

Period-from

01 Nov 2024

to

31 Oct 2025

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

202/131 PARKERS ROAD PARKDALE VIC 3195	\$649,000	13-Jun-25
30/538 MAIN STREET MORDIALLOC VIC 3195	\$685,000	30-Jul-25
2/384 NEPEAN HIGHWAY PARKDALE VIC 3195	\$732,000	01-Jul-25

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: 27 November 2025



**202/131 PARKERS ROAD
PARKDALE VIC 3195**

 2  2  1

Sold Price **\$649,000** Sold Date **13-Jun-25**

Distance **0km**



**30/538 MAIN STREET
MORDIALLOC VIC 3195**

 2  2  1

Sold Price **\$685,000** Sold Date **30-Jul-25**

Distance **1.6km**



**2/384 NEPEAN HIGHWAY
PARKDALE VIC 3195**

 2  2  1

Sold Price **\$732,000** Sold Date **01-Jul-25**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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