

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

47 MELROSE STREET 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Parkdale

Period-from

01 Aug 2024

to

31 Jul 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

17 COMO PARADE WEST MENTONE VIC 3194	\$913,000	20-Feb-25
15 NORTH CONCOURSE BEAUMARIS VIC 3193	\$835,000	01-Jul-25
58 EAST CONCOURSE BEAUMARIS VIC 3193	\$800,000	17-May-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: 04 August 2025

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**17 COMO PARADE WEST
MENTONE VIC 3194**

 -  -  -

Sold Price

\$913,000

Sold Date

20-Feb-25

Distance

2.25km



**15 NORTH CONCOURSE
BEAUMARIS VIC 3193**

 -  -  -

Sold Price

\$835,000

Sold Date

01-Jul-25

Distance

4.6km



**58 EAST CONCOURSE BEAUMARIS
VIC 3193**

 -  -  -

Sold Price

\$800,000

Sold Date

17-May-25

Distance

4.51km

RS = Recent sale

UN = Undisclosed Sale

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