

## 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

33 VICTORIA STREET PARKDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Parkdale

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1/241 COMO PARADE EAST PARKDALE VIC 3195	\$1,238,000	31-May-25
1/10 OLIVE GROVE PARKDALE VIC 3195	\$1,305,000	18-Feb-25
52 MCSWAIN STREET PARKDALE VIC 3195	\$1,410,000	05-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: 14 July 2025



## 1/241 COMO PARADE EAST PARKDALE VIC 3195

3 2 2

Sold Price <sup>RS</sup> **\$1,238,000** Sold Date **31-May-25**

Distance **0.81km**



## 1/10 OLIVE GROVE PARKDALE VIC 3195

3 2 2

Sold Price **\$1,305,000** Sold Date **18-Feb-25**

Distance **0.95km**



## 52 MCSWAIN STREET PARKDALE VIC 3195

3 2 2

Sold Price <sup>RS</sup> **\$1,410,000** Sold Date **05-Jul-25**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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