

# 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

3/218 Como Parade, 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

\$839,000

### Median sale price

Median price

\$1,223,250

Property Type

Townhouse

Suburb

Parkdale

Period - From

25/06/2024

to

24/06/2025

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	15/28-30 Olive Gr PARKDALE 3195	\$816,000	24/05/2025
2	3/50-52 Milan St MENTONE 3194	\$840,000	13/03/2025
3	2/72 White St MORDIALLOC 3195	\$840,000	01/03/2025

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:

25/06/2025 16:57

 2    2    1

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$839,000  
**Median Townhouse Price**  
25/06/2024 - 24/06/2025: \$1,223,250

## Comparable Properties



**15/28-30 Olive Gr PARKDALE 3195 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$816,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** Townhouse (Res)



**3/50-52 Milan St MENTONE 3194 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$840,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2025  
**Property Type:** House (Res)



**2/72 White St MORDIALLOC 3195 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** Townhouse (Res)