

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and postcode 123-125 Como Parade East, Parkdale VIC 3195

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Two bedroom, two bathroom apartment with balcony or courtyard, one car space, storage	\$*	Or range between	\$1,050,000	&	\$1,250,000
Three bedroom, two bathroom apartment with balcony, two car spaces, storage	\$*	Or range between	\$1,350,000	&	\$1,550,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$810,000	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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Address of comparable unit	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 08 August 2025