

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

152 Como Parade West, 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)

Unit type or class e.g. Two Bedroom Apartments	Single price		Lower price	&	Higher price
Two Bedroom, two bathroom, courtyard or balcony, one car park, storage		Or range between	\$1,115,000		\$1,490,000
Three Bedroom, two bathroom, courtyard or balcony, two car park or two car garage, storage		Or range between	\$1,750,000		\$2,350,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$835,000

Suburb Parkdale

Period - From 01/10/2024 To 30/09/2025

Source REIV

Comparable property sales (~~*Delete A or B below as applicable~~)

~~**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:

14.10.2025	21.27
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