

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

15 Alameda Street, Parkdale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,375,000 Property Type Townhouse Suburb Parkdale

Period - From 13/11/2024 to 12/11/2025 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	2/23 Broome Av MENTONE 3194	\$902,300	06/10/2025
2	3/33 Parkers Rd PARKDALE 3195	\$925,000	05/07/2025
3	2/62 Collins St MENTONE 3194	\$950,000	28/05/2025

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:

13/11/2025 09:43



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
13/11/2024 - 12/11/2025: \$1,375,000

Comparable Properties



2/23 Broome Av MENTONE 3194 (REI/VG)

Agent Comments



Price: \$902,300
Method: Sold Before Auction
Date: 06/10/2025
Property Type: Unit



3/33 Parkers Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit



2/62 Collins St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)
Land Size: 159 sqm approx

Account - Barry Plant | P: 03 9586 0500