

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 \$860,000

&

\$940,000

Median sale price

Median price \$1,312,500

Property Type Townhouse

Suburb Parkdale

Period - From 05/01/2025

to

04/01/2026

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	5/31 Parkers Rd PARKDALE 3195	\$895,000	17/12/2025
2	2/5 Isabella St PARKDALE 3195	\$881,000	06/12/2025
3	7/25 Ti tree Gr.E PARKDALE 3195	\$867,500	22/11/2025

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:

05/01/2026 09:49



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

Indicative Selling Price
\$860,000 - \$940,000
Median Townhouse Price
05/01/2025 - 04/01/2026: \$1,312,500

Comparable Properties



5/31 Parkers Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 17/12/2025
Property Type: House



2/5 Isabella St PARKDALE 3195 (REI)

Agent Comments



Price: \$881,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)
Land Size: 336 sqm approx



7/25 Ti tree Gr.E PARKDALE 3195 (REI)

Agent Comments



Price: \$867,500
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500