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	17 Third Street, Parkdale Vic 3195

Indicative selling price

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

Single price $1,770,000

Median sale price

Median price $1,555,000 Property Type House Suburb Parkdale

Period - From 03/11/2024 to 02/11/2025 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	25 Third St PARKDALE 3195	$1,710,000	19/10/2025
2	44b Second St PARKDALE 3195	$1,880,000	03/10/2025
3	12b Sixth St PARKDALE 3195	$1,855,000	02/10/2025

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: 03/11/2025 17:11

17 Third Street, Parkdale Vic 3195

BARRYPLANT



4 | 0

Rooms: 8
Property Type: House
Land Size: 734 sqm approx

Agent Comments

Indicative Selling Price
$1,770,000
Median House Price
03/11/2024 - 02/11/2025: $1,555,000

Comparable Properties



25 Third St PARKDALE 3195 (REI)

3 | 2 | 2

Price: $1,710,000
Method: Private Sale
Date: 19/10/2025
Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments



44b Second St PARKDALE 3195 (REI)

4 | 3 | 4

Price: $1,880,000
Method: Private Sale
Date: 03/10/2025
Property Type: Townhouse (Res)
Land Size: 365 sqm approx

Agent Comments



12b Sixth St PARKDALE 3195 (REI)

4 | 2 | 2

Price: $1,855,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9586 0500

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