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	3/5 Elm Grove, Parkdale Vic 3195

Indicative selling price

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

Range between $1,240,000 & $1,280,000

Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Parkdale

Period - From 17/02/2025 to 16/02/2026 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	21 Carrier Av PARKDALE 3195	$1,260,000	08/01/2026
2	21 Powlett St MORDIALLOC 3195	$1,250,000	08/10/2025
3	1/50 Parkers Rd PARKDALE 3195	$1,270,000	20/09/2025

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: 17/02/2026 17:32

3/5 Elm Grove, Parkdale Vic 3195

BARRYPLANT



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,240,000 - $1,280,000
Median Townhouse Price
17/02/2025 - 16/02/2026: $1,300,000

Comparable Properties



21 Carrier Av PARKDALE 3195 (REI)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Res)

Agent Comments



21 Powlett St MORDIALLOC 3195 (REI/VG)

3 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 08/10/2025
Property Type: Townhouse (Res)
Land Size: 201 sqm approx

Agent Comments



1/50 Parkers Rd PARKDALE 3195 (REI/VG)

3 2 2

Price: $1,270,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9586 0500

REIV THE DIFFERENCE

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