

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 3/5 Elm Grove, Parkdale Vic 3195
Including suburb and postcode

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,302,500 Property Type Townhouse Suburb Parkdale
Period - From 22/01/2025 to 21/01/2026 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	21 Carrier Av PARKDALE 3195	\$1,260,000	08/01/2026
2	2/135 Beach Rd PARKDALE 3195	\$1,300,000	24/12/2025
3	53a Fourth St PARKDALE 3195	\$1,287,000	22/07/2025

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:

22/01/2026 16:33



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median Townhouse Price

22/01/2025 - 21/01/2026: \$1,302,500

Comparable Properties



21 Carrier Av PARKDALE 3195 (REI)



Price: \$1,260,000

Method: Private Sale

Date: 08/01/2026

Property Type: Townhouse (Res)

Agent Comments



2/135 Beach Rd PARKDALE 3195 (REI)



Price: \$1,300,000

Method: Private Sale

Date: 24/12/2025

Property Type: Townhouse (Res)

Agent Comments



53a Fourth St PARKDALE 3195 (VG)



Price: \$1,287,000

Method: Sale

Date: 22/07/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9586 0500